

COUNCIL

AGENDA

OCT 24, 1977

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, OCTOBER 24, 1977, 7:30 P.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerk's Department
Date: October 21, 1977
Time: 12:00 Noon

NOTE: If the items are changed in any way,
you will be advised prior to the
commencement of the meeting by the
Mayor.

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT
THE APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON THE
AGENDA.

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: October 11, 1977
 October 19, 1977

3. DEPUTATIONS

(a) FILE 97-77 - BURNHAMTHORPE COMMUNITY CENTRE

Mr. Bud Gregory, Chairman of the Burnhamthorpe Community Centre committee and committee members will appear before Council to make a presentation to Council regarding the Burnhamthorpe Community Centre.

(b) FILE T-77022 - KEREVEN INVESTMENTS

Mr. R. Webb, solicitor representing Kereven Investments, Brustor Investments and Almun Investments, will appear before Council concerning a proposed plan of subdivision under file T-77022 to be located south of Carolyn Road, east of Durie Road. The Planning Committee at its meeting held August 16, 1977, considered this proposed plan of subdivision and recommended that the design of the proposed plan of subdivision be redesigned to meet the requirements of R2 zoning. Mr. R. Webb appeared before General Committee on September 14, 1977, and distributed a revised plan where the total number of lots was reduced from 79 to 75, the frontage of the internal lots abutting existing homes on Carolyn Road was increased to 60 feet and the frontage of the corner lots in this area was increased to 70 feet or more. However, some of the lots still did not meet the area requirements of the R2 zoning and it was recommended at that time that this matter be deferred for one week. (See attachment I-1)

(c) FILE 112-77 - SURFACE TRANSIT

Carolyn Chataway representing the Citizens Committee for the revitalization of the Clarkson Village together with Mr. Keith Mueller, Industrial Designer, will appear before Council to present pictures of the new bus shelter bought for the Village by the citizens.

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October 24, 1977

3. DEPUTATIONS CONTINUED

(d) FILE 25-77 - ZONING GENERAL

Mr. M. Weir representing Iona Developments Limited will appear before Council to request that the lands located on the north side of the Dundas St. Highway at Universal Drive (Old Scotts Villa Industrial Lands) be exempted from the holding by-law and released for processing.

(e) FILE 32-77 - COMMITTEE OF ADJUSTMENT

Mr. M. Weir representing 231561 Holdings Limited will appear before Council to request that Council reconsider the appeal by the Planning Department from a decision of the Committee of Adjustment C.A. "A" 281/77 with respect to lands located at 2382 Dundas Street West adjacent to the Woodchester Mall. (See Report R-6)

4. PUBLIC QUESTION PERIOD

5. CORRESPONDENCE

(a) INFORMATION ITEMS - I-1 to I-23

6. NOTICES OF MOTION

7. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 to R-8

R-1 - FILE 21-77 - TENDERS (GRADING OF SPORTSFIELD)

Report dated October 13, 1977, from Mr. E. M. Halliday, City Manager, recommending that the tender procedure be waived and the low bid for the grading of the soccer pitch at Wildwood Park be awarded. To be received. Resolution Available.

R-2 - FILE 7-77 - CLERK'S GENERAL

Report dated October 19, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, recommending approval to Lorne Park Secondary School to hold a parade between 10:00 a.m. and 11:00 a.m. on Saturday, October 29, 1977, on both Mazo Crescent and Truscott Drive. To be received. Resolution Available.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-3 - FILE 112-77 - SURFACE TRANSIT

Status Report dated October 12, 1977, from Mr. E. Dowling, General Manager Transit, concerning the articulated bus programme. To be received.

R-4 - FILE 21-77 - TENDERS (MINI-PUMPER)

Report dated October 17, 1977, from Purchasing and Supply awarding tender TF-1-1977 for the purchase of one (1) Mini-Pumper. To be received. By-law Available.

R-5 - FILE 21-77 - TENDERS

Report dated October 19, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for the Intersection Improvement of Dundas Street West/Erindale Station Road. To be received. By-law Available.

R-6 - FILE 32-77 - COMMITTEE OF ADJUSTMENT

Report dated October 19, 1977, from Mr. B. Clark, Q.C., with respect to an appeal requested by the Planning Department from a decision of the Committee of Adjustment concerning 231561 Holdings Limited C.A. "A" 281/77, lands located at 2382 Dundas Street West adjacent to the Woodchester Mall. To be received. Resolution Available.

R-7 - FILE 42-77 - ROAD CLOSINGS

Report dated September 21, 1977, from Mr. B. Clark, Q.C., with respect to the exchange of lands between Wilfred Norman Atkinson and the City being a part of Water Street. To be received. By-law Available.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-8 - FILE 156-77 - PARKING (GLENBURNIE ROAD)

Report dated October 20, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, with respect to the parking conditions on Glenburnie Road. To be received. By-law Available.

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

9. COMMITTEE REPORTS

(a) GENERAL COMMITTEE REPORT DATED OCTOBER 19, 1977

10. PETITIONS - Attachment P-1

P-1 - FILE 49-77 - PETITIONS (UNA & VEY ROADS)

Letter dated September 14, 1977, from J. D. Clemmens, attaching a petition signed by approximately 289 petitioners requesting that the traffic barriers on Una and Vey Roads be removed. To be received. Referred to the Ward Councillor.

11. COMMITTEE TO RISE

Verbal motion

12. UNFINISHED BUSINESS - Attachments UB-3 to UB-7

UB-1 - FILE T-74109 - WEST BEACH INVESTMENTS

Mr. Walter Gonnet representing West Beach Investments, appeared before Council on October 11, 1977, concerning proposed plan of subdivision under file T-74109, Part of Lot 26, Conc. 3, S.D.S., located on the west side of Bexhill Road, south of Lakeshore Road West. Mr. Gonnet explained that he was appearing before Council to request their assistance concerning the Financial Agreement with respect to this plan of subdivision. This matter was referred to Mr. B. Clark for a report to this Council meeting.

It is expected that a report will be available for Council's consideration.

12. UNFINISHED BUSINESS CONTINUED

UB-2 - FILE 25-77 - ZONING GENERAL

General Committee at its meeting held September 7, 1977, requested that the City Solicitor prepare a by-law to permit the establishment of restaurants in the International Centre located on Airport Road on lands zoned M1.

This item appeared on the agenda of the Council meeting of September 26, 1977, at which time it was deferred to the Council meeting of October 11, 1977. Council at its meeting held October 11, 1977, again deferred this matter to this meeting.

It is expected that a by-law will be available from the City Solicitor.

UB-3 - FILE 10-77 - PARKS
FILE 110-77 - WATERFRONT PLAN

General Committee at its meeting held August 17, 1977, considered a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building, and the Commissioner of Recreation and Parks with reference to Downstream Watercourse Improvement Works to be carried out through lands known as the Bevarck Property by the developer of Balsam Woods. Messrs. Taylor and Halliday recommended that Balsam Woods Limited be directed to proceed with carrying out certain agreed upon improvement works to the Tecumseh Creek through lands known as the Bevarck site, the value of these works being estimated to be \$50,000.00 and that the developer's \$280,000.00 security be reduced down to \$32,000.00 and that the City retain the \$18,000.00 certified cheque, also deposited by Balsam Woods Limited, as the balance of the amount to be secured.

continued.....

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October 24, 1977

12. UNFINISHED BUSINESS CONTINUED

UB-3 - CONTINUED.....

The City Solicitor requested that the Committee not adopt the recommendation as set out in the report. He advised the Committee that the certified cheque in the amount of \$18,000.00 deposited by Balsam Woods, was returned to the developer by him. He requested direction to settle the law suit that was commenced by the developer to be released from his letter of credit. It was suggested by Mayor Searle that this item go to Council without a recommendation and that the City Solicitor proceed with the settling of the law suit and prepare a report.

This item was considered by Council on September 6, September 26 and October 11, 1977, at which time this matter was referred to the next regular meeting of Council.

It is expected that a report will be available from Mr. B. Clark for Council's consideration.

UB-4 - FILE T-25359 - ARPEGE DEVELOPMENTS

General Committee at its meeting held September 28, 1977, considered a report dated August 8, 1977, from the Commissioner of Recreation and Parks together with a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building, with respect to a letter dated July 19, 1977, from Mr. M. Weir on behalf of Arpege Developments concerning a proposed plan of subdivision located east of Clarkson Road, north of the Canadian National Railway Tracks.

General Committee recommended that this matter be deferred to the Council meeting of October 11, 1977, without a recommendation. Council at its meeting held October 11, 1977, deferred this matter to this meeting.

12. UNFINISHED BUSINESS CONTINUED

UB-5 - FILE 12-77 - PLANNING DEPARTMENT

The Planning Committee at its meeting held October 4, 1977, recommended that their recommendations with respect to the Planning Staff response to the Report of The Planning Act Review Committee be forwarded directly to Council for their consideration. Council at its meeting of October 11, 1977, deferred this matter to this Council meeting.

UB-6 - FILE CDM 76-133 - SAMUEL SARICK LIMITED

The Condominium Development Committee at its meeting held October 11, 1977, made the following recommendation with respect to CDM 76-133, proposed condominium located on Montevideo Road in Ward 4:

- "(a) That Article 3, Section 3, and Article 4, Section 1(c), with respect to pets, of the submitted Declaration be deleted, and
- (b) That the aforementioned provision be incorporated into the proposed Condominium By-law No. 1."

Mr. Leonard Fine, solicitor on behalf of Samuel Sarick Limited, appeared before General Committee at its meeting held October 19, 1977 and requested that section (a) of the recommendation not be included in the Condominium By-law No. 1, but that it be placed in the Condominium Declaration. The City Solicitor was requested to provide Council with the correct wording of the clause to be considered by Council at this meeting.

It is expected that the City Solicitor will report on this matter.

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12. UNFINISHED BUSINESS CONTINUED

UB-7 - FILE 17-77 - RECREATION AND PARKS COMMITTEE

At the Council meeting of October 11, 1977, Councillor Leavers presented a proposal by which the City would recognize the 40th Anniversary of the founding of the Credit Valley Lions Club. This proposal was referred to the Recreation and Parks Committee for a recommendation to be presented to General Committee on October 19, 1977. General Committee at its meeting held October 19, 1977, considered the recommendations from the Recreation and Parks Committee of its meeting held October 17, 1977, and referred this matter to Council without a recommendation.

13. BY-LAWS

Verbal motion for required number of readings.

- #603-77 - A By-law to authorize the temporary borrowing of \$200,000.00, (all of which is to be debentured), pending the issue and sale of debentures. (This by-law provides for the temporary financing for the installation of streetlighting at various locations in the City of Mississauga as set out in By-law No. 165-77).

THREE READINGS REQUIRED

- #604-77 - A By-law to amend the penalty sections of certain by-laws. (This by-law amends the penalty section with respect to the former Town of Port Credit. This is as recommended by Council on April 12, 1977).

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #605-77 - A By-law to authorize the execution of an Easement Agreement between the Corporation of the City of Mississauga and the Bell Telephone Co. of Canada. (This agreement grants to The Bell Telephone Co. of Canada an easement over part 1 on Reference Plan 43R-5364 for construction purposes).

THREE READINGS REQUIRED

- #606-77 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Queensgate Investments Limited and the Corporation of the City of Mississauga. (File T-74154 - Lands located north of the Queensway, west of Mavis Road).

THREE READINGS REQUIRED

- #607-77 - A By-law to authorize the execution of an Agreement between Goldlist Construction Limited and the Corporation of the City of Mississauga. (File R.P. 957 - This agreement is being submitted to provide funds for the construction of path connections and a pedestrian bridge over the Cooksville Creek to Mississauga Valley Park Complex. This agreement is a condition of landscape plan approval for the purpose of issuance of building permits).

THREE READINGS REQUIRED

- #608-77 - A By-law to remove certain lands from part-lot control. (This by-law removes RM-5, Section 749, and RM-5, Section 800 zoned property on Blocks A, B, C, D, E, F, and G, R.P. M-211, from part-lot control. Lands located south of Rymal Road, east of Haines Road).

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #609-77 - A By-law to convey land to Wilfred Norman Atkinson, which land is shown as Parts 1 and 3 on Ref. Plan 43R-2830 in the former Town of Streetsville and to accept a conveyance of land from Wilfred Norman Atkinson, the land shown as Part 2 on Ref. Plan 43R-2830 in the said former Town.

THREE READINGS REQUIRED

- #610-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Block CR on R.P. M-213, and establishes same as Cedarglen Gate).

THREE READINGS REQUIRED

- #611-77 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Roy and George Beech and the Corporation of the City of Mississauga. (File T-24773, C. B. Martin Subdivision - Lands located south of Dundas St., east of Camilla Road).

THREE READINGS REQUIRED

- #612-77 - A By-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up part of Pinkney Drive designated as parts 1 & 2 on Ref. Plan 43R-5436. This is required for a grade separation on Cawthra Road at Dundas St.).

TWO READINGS REQUIRED

- #519-77 - A By-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up parts of Hammond Road designated as parts 1, 2, 3 & 4 on Ref. Plan 43R-5215. This is as recommended by Council on June 22, 1977).

THIRD READING REQUIRED

13. BY-LAWS CONTINUED

- #518-77 - A By-law to stop up part of an allowance for road in the City of Mississauga. (This by-law stops up part of the original allowance for road between lots 10 & 11, Conc. 8, E.H.S. (Derry Road East) and designated as parts 2, 3, 4 & 5 on Ref. Plan 43R-713. It also stops up Part 6 on Ref. Plan 43R-713 to vehicular traffic. This is as recommended by Council on May 2, 1973).

THIRD READING REQUIRED

- #471-77 - A By-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up part of a laneway between lots 5-12 incl. and Block A and between Block B & Lot 12, R.P. 470 and designated as parts 1 & 2 on Plan 43R-5174 as required for the reconstruction of Legion Road).

THIRD READING REQUIRED

- #475-77 - A By-law to stop up part of a highway known as part of Bexhill Road, being composed of Part of Lot 26, in the Second Concession, south of Dundas Street, in the former Township of Toronto. (This by-law stops up part of a highway known as part of Bexhill Road, being composed of Part of Lot 26, Conc. 2, S.D.S.).

THIRD READING REQUIRED

- #497-77 - A By-law to stop up and sell part of a highway known as part of Water Street situate on the west half of Lot 4, Conc. 4, west of Hurontario Street in the former town of Streetsville, now the City of Mississauga. (This is an agreement between Mr. W. N. Atkinson and the former Town of Streetsville to exchange lands).

THIRD READING REQUIRED

13. BY-LAWS CONTINUED

- #613-77 - A By-law authorizing execution of a lease. (This is an agreement to lease the stopped up portion of an allowance of road being Bexhill Road to Hydro Mississauga. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

- #614-77 - A By-law to execute a Quit Claim. (This by-law is with reference to clearing title of King's Cemetery, n/e corner of Derry Road and Dixie Road between the City and 293542 Ontario Limited. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

- #615-77 - A By-law to accept and execute Offer to Sell. (This is an offer to sell submitted by Malcolm Stanley Tanton and Joan Elaine Tanton covering part 13, Plan 43R-3261 regarding the Church Street Widening. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

- #616-77 - A By-law to authorize the execution of an Agreement of Purchase and Sale. (This is an agreement between C. G. Woolfe and the City in connection with a 2,301 sq. ft. parcel of land indicated as part 1, Plan 43R-2173 regarding the Winston Churchill Boulevard Widening. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

- #617-77 - A By-law to establish a charge for certified statements of tax arrears and to repeal By-law 447-75. (This by-law establishes a fee of \$5.00 for a statement of tax arrears and becomes effective January 1, 1978. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #618-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law designates 530 Lolita Gardens, 1180 Mississauga Valley Blvd., 3170 Kirwin Ave., 2288 The Collegeway, 2616-2626 Woodchester Drive and 2440 Hurontario Street as Fire Access Routes. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

- #619-77 - A By-law to authorize execution of an Agreement between the Peel Board of Education and the Corporation of the City of Mississauga. (This is an agreement with respect to the joint use of certain swimming pools owned by the City. This is as recommended by General Committee on October 19, 1977).

THREE READINGS REQUIRED

- #620-77 - A By-law to authorize execution of a contract for municipal purposes. (Awarded to King Seagrave Limited for the purchase of one mini pumper).

THREE READINGS REQUIRED

- #621-77 - A By-law to authorize execution of a contract for the intersection improvement of Dundas Street West/Erindale Station Road. (Awarded to Warren Bitulithic Limited).

THREE READINGS REQUIRED

- #622-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law prohibits parking from 7:00 a.m. to 5:00 p.m. Monday to Friday on both sides of Glenburnie Road from Indian Trail to Mineola Road).

THREE READINGS REQUIRED

13. BY-LAWS CONTINUED

- #623-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law makes various changes to the Traffic By-law with respect to Truscott Drive and Buckby Road. This is as recommended by General Committee on September 21, 1977).

THREE READINGS REQUIRED

14. MOTIONS

- (a) To adopt General Committee Report dated October 19, 1977.
- (b) Motion re awarding of contract for the grading of the soccer pitch at Wildwood Park.
- (c) Motion re penalty for the misuse of firearms. (F. McKechnie)
- (d) To grant permission to the Royal Canadian Legion Malton Branch to hold a Remembrance Day parade on November 5, 1977. (F. McKechnie)
- (e) To approve accounts paid by the Treasurer for the month of September, 1977.
- (f) Motion to assume works and release securities with respect to Roche Development under file 0Z/47/66.
- (g) To reopen the question concerning Jan Davies Limited and Jesam Investments Limited under file 0Z/77/75. (M.H. Spence)
- (h) To grant permission to Lorne Park Secondary School to hold a parade on October 29, 1977.
- (i) To rescind By-laws 213-77, 214-77, 215-77 and 216-77 creating a zoning category known as 'AC-6' to specifically deal with the establishment of self-service gasoline stations, together with all rezoning by-laws implementing the said 'AC-6' category. (T. Butt)

14. MOTIONS CONTINUED

- (j) To advise the Ontario Municipal Board that By-law 592-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (k) To advise the Ontario Municipal Board that By-law 588-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (l) To request the Province to amend the Public Utilities Act with respect to the payment of a salary to a mayor as a member of the Hydro Commission.
- (m) To assume works and release securities with respect to Markborough Properties R.P. M-30 located southwest of Argentia Road and Mississauga Road.
- (n) Motion re walkways in Sherwood Forrest West Subdivision. (F. Hooper)
- (o) Motion re Committee of Adjustment C.A. 'A' 281/77 - 231561 Holdings Limited.

15. NEW BUSINESS

16. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

17. ADJOURNMENT

Verbal motion

I-1

DAVIS, WEBB & HOLLINRAKE

BARRISTERS AND SOLICITORS

41 GEORGE ST. SOUTH

BRAMPTON, ONTARIO

L6Y 1P4

RONALD K. WEBB, Q.C.
ANTHONY HOLLINRAKE, Q.C.
THOMAS M. DUNN, B.A., LL.B.
CHRISTIAN G. SCHULZE, B.A., LL.B.
BRUCE W. TINSLEY, B.A., LL.B.
J. DAVID OSTLER, B.A., LL.B.
A. GRENVILLE DAVIS, Q.C.
(1916-1973)

TELEPHONES
BRAMPTON 451-6714
TORONTO
AREA CODE 416

4th October, 1977.

COUNSEL

F. John Greenwood, Q.C.

The Corporation of the City of Mississauga,
1 City Centre Drive,
MISSISSAUGA,
Ontario,
L5B 1M2.

Attention: Mrs. Joan J. LeFeuvre,
Committee Co-ordinator.

Dear Madam,

Re: File T-77022 - Kereven Investments et al.

Thank you for your letter of September 27th, 1977.

Please be advised that I have discussed this matter with Mr. Basil Clark and we have agreed that the matter should be placed on the agenda for General Committee on October 26th, rather than on October 19th.

Would you please arrange for our attendance on the latter date and advise the time when we should be in attendance.

Yours truly,

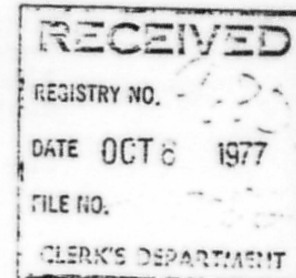
DAVIS, WEBB & HOLLINRAKE,

per:

(R.K. Webb)

RKW/vc.
c.c. Mr. Mel Ostro
Mr. Allan C. Randles.

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK



I-1(A)

1. Report dated August 2, 1977, from the Commissioner of Planning with reference to proposed plan of subdivision T-77022, Kereven Investments, Brustor Investments and Almun Investments. This proposed plan is located south of Carolyn Road, east of Durie Road and is proposed to contain 79 single family lots. The Planning Committee considered this proposal on August 16, 1977, and recommended the following:

"That the proposed plan of subdivision T-77022, Kereven Investments, Brustor Investments and Almun Investments be released for processing, subject to the following:

1. Clarification from the Peel Board of Education as to whether the Board has any objections to development of the proposed plan of subdivision.
2. The design of the proposed plan of subdivision being redesigned to meet the requirements of R2 zoning."

This recommendation was considered by the General Committee on September 7, 1977. Mr. A. Randles, consultant for the developer, was present for the discussion. The Committee was advised that the zoning of the lands is R3 but that the surrounding area is developed on the basis of R2. The Commissioner of Planning advised the Committee that his recommendation to the Planning Committee was not to release the plan for processing and to declare the application premature at this time. The General Committee, on September 7, referred the proposal to this meeting in order to give Mr. Randles and opportunity to redesign the plan as suggested in the recommendation. Mr. R. Webb, solicitor for the developer, appeared before the Committee and distributed a revised plan where the total number of lots was reduced from 79 to 75. The frontage of the internal lots abutting existing homes on Carolyn Road was increased to 60 feet, and the frontage of the corner lots in this area was increased to 70 feet or more. Some of the lots will not meet the area requirements of the R2 zoning because the lots will not be deep enough. This deficiency cannot be resolved because the proposed plan lies between existing homes. Mr. Webb had a brief discussion with the City Solicitor regarding this matter after which he requested the Committee to defer this item for one week. The Committee agreed to his request.

File: T-77022

See Recommendation #1186 (H. McCallion)

I-1(B)

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM: 4
FILE: T-77022
DATE: AUGUST 2, 1977

MEMORANDUM

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Proposed Plan of Subdivision
Part of Lot 2, Concession 4, W.H.S., and
Part of Registered Plan A-15
South of Carolyn Road, east of Durie Road
Kereven Investments, Brustor Investments and
Almun Investments

COMMENTS

(i) The Application

The City of Mississauga has received a draft plan of subdivision which proposes 79 single-family lots, park and greenbelt on a 10.1 ha (25.8 acre) parcel of land located south of Carolyn Road and east of Durie Road, as shown on the attached map.

The subject lands are zoned R3 and are undeveloped. Lands to the north are zoned R3 and are developed for detached dwellings. Lands to the west are zoned R1 and are partially developed for detached dwellings. Lands to the south are zoned A and are vacant. Lands to the east are zoned R3 and are occupied by detached dwellings.

(ii) History

The subject lands were designated Residential by Official Plan Amendment 14, which was approved by the Minister of Planning and Development on May 20, 1953. However, the subject and adjacent lands were originally subdivided by Registered Plan A-15, which was registered in May 1915. Since all piped, municipal services have not been available until

I-1(c)

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ITEM: 4
FILE: T-77022
DATE: AUGUST 2, 1977

the present time, only scattered development has taken place on the basis of large lots with septic tanks.

In February 1974, a draft plan of subdivision under File T-24992, Credit Point Developments Limited, was received from the Ministry of Housing which proposed 33 single-family lots on a 4.0 ha (10 acre) parcel of land located on the west side of Durie Road, opposite Carolyn Street as shown on the attached map. On April 16, 1974, City Council decided not to release the plan for processing towards registration.

The applicant subsequently again requested Council to release the land for development; and notwithstanding a planning recommendation to the contrary, Council resolved on January 27, 1975 to allow the proposed plan of subdivision to be processed towards registration.

Shortly afterwards, the Peel Planning Department advised that sanitary sewers were not available and that a community study of the entire watershed should be undertaken prior to the release for development of any lands in the area. Also, the Regional Commissioner of Public Works suggested that while water and sewer services could be extended to service the Credit Point subdivision, it would be helpful to have a community study completed so that appropriate design and sizing of services could be undertaken. As a consequence of the foregoing, the following recommendation was considered:

"That the Ministry of the Environment be requested to provide sewer and water capacity of subdivision T-24992 only after planning determination as to the extent of development to be provided in this area has been made and, if necessary, a community study of the area to be developed has been approved."

Regional Council, on October 6, 1975, resolved that the proposed plan of subdivision be approved for servicing and that capacity be provided for this subdivision and the residents of Durie Road,

I-1(d)

ITEM: 4
FILE: T-77022
DATE: AUGUST 2, 1977

- 3 -

Carolyn Road and Main Street. Following this, the Credit Point subdivision received draft approval and is now proceeding towards registration.

In January 1976, the City received a draft plan of subdivision under File T-76003, Brustor Investments Limited - which included part of the lands of the draft plan of subdivision that is the subject of this report. The Planning Department report dated February 4, 1976, made the following comments on the Brustor Investments Plan:

"The subject lands are in an area for which no comprehensive planning studies have been carried out to provide the basis for evaluating development proposals; and further, the lands are currently under consideration as part of the Official Plan Review."

Council on February 23, 1976, resolved as follows:

"That the Region of Peel be advised that proposed plan of subdivision T-76003, Brustor Investments Limited is premature and that no further action be taken on this proposal at this time."

Another aspect of development in the Carolyn Road/Durie Road area is land division activity. Although there have been consistent planning recommendations against allowing piecemeal development, numerous land divisions have been granted and, consequently, new detached dwellings have been built in the area.

(iii) Discussion

It could be argued that the proposed development should be allowed to proceed because the current Official Plan designates the lands Residential, the present zoning is appropriate for the proposed residential lots, the Region of Peel has indicated that sanitary sewers and water supply could be made available, and the subject

I-1(E)

- 4 -

ITEM: 4
FILE: T-77022
DATE: AUGUST 2, 1977

lands are outside the 28 NEF noise contour related to Toronto International Airport. However, those are only some of the factors which should be taken into account when evaluating the appropriateness of a development proposal in the context of a comprehensive planning approach.

Other factors include the schools, recreation and parks facilities, libraries, and other so-called soft services which are important components of a viable community and which should be planned for at the outset. The principal instrument for setting out at least the land use and related road layout to accommodate the various hard and soft services is a Secondary Plan, prepared through the planning process and adopted as municipal planning policy for a given area. With the availability of such a policy, not only can development applications be properly evaluated in a comprehensive planning context but also prospective purchasers of housing accommodation can see how their purchase would fit eventually into the overall scheme of things.

The subject lands are in an area for which there is no Secondary Plan and consequently the question of whether the proposed subdivision is appropriate is difficult to answer. Certainly, there are soft services available in Streetsville, but they are not within easy walking distance, particularly schools; indeed, children from the proposed development would have to be bussed to school. The Peel Board of Education has expressed objection to the proposal until a Secondary Plan is prepared.

The proposed development is outside the response area of existing fire protection facilities.

The planning district for which a Secondary Plan should be prepared before the proposed subdivision is allowed to proceed is the East Credit Community, which is designated in the draft Official Plan as Phase Two Development. A start on the Secondary Plan could be made, therefore, immediately after City Council has approved the draft Official Plan.

I-1(F)

ITEM: 4
FILE: T-77022
DATE: AUGUST 2, 1977

RECOMMENDATIONS

1. That proposed plan of subdivision T-77022, Kereven Investments, Brustor Investments and Almun Investments be declared as premature until the East Credit Secondary Plan is prepared, at which time the status of prematurity will be reconsidered.
2. That the lands covered by proposed plan of subdivision T-77022 and other undeveloped lands in the area zoned for residential purposes be rezoned to a holding category, the lifting of which will be reconsidered upon completion of the East Credit Secondary Plan.

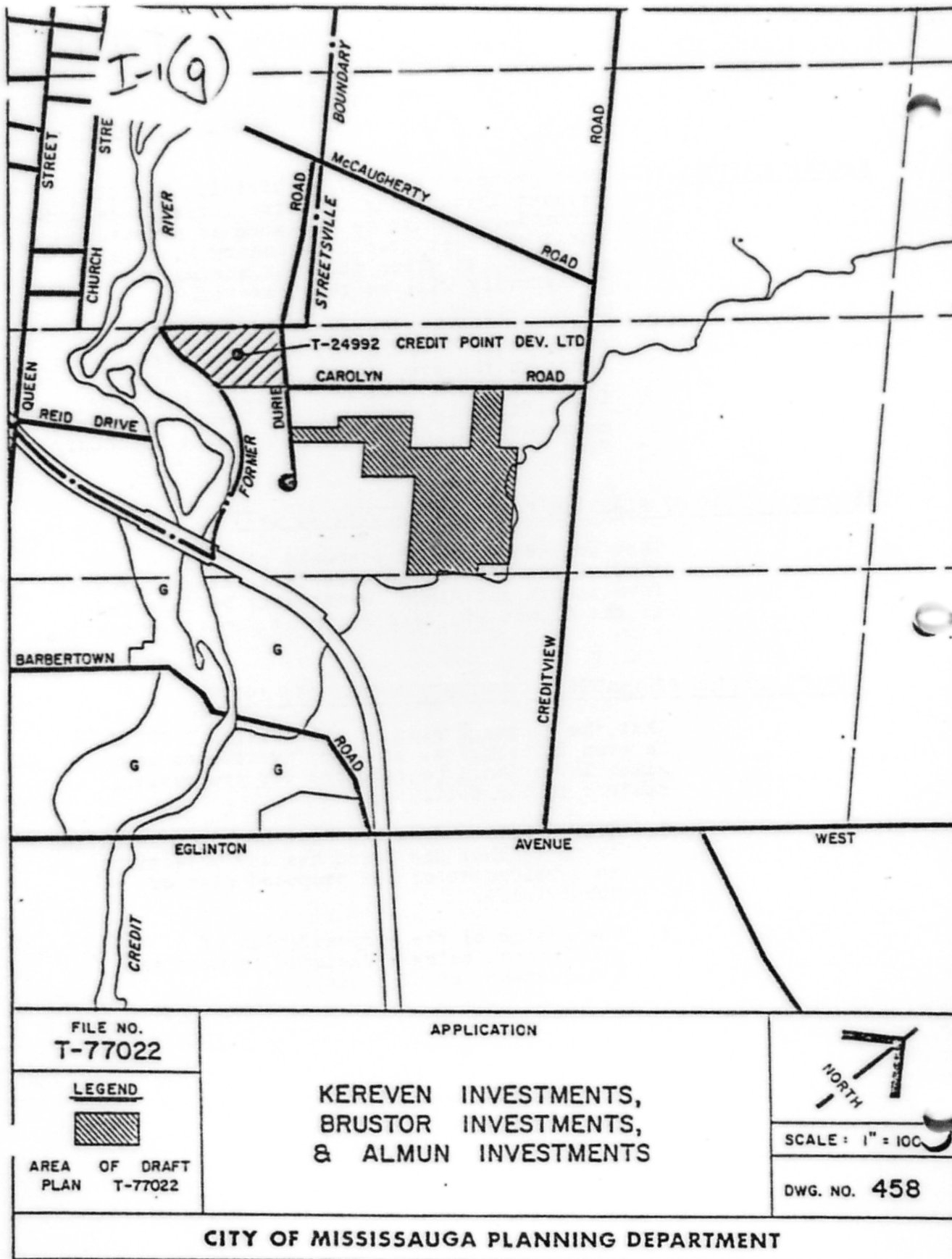
RECOMMENDATION OF PLANNING COMMITTEE AUGUST 2, 1977

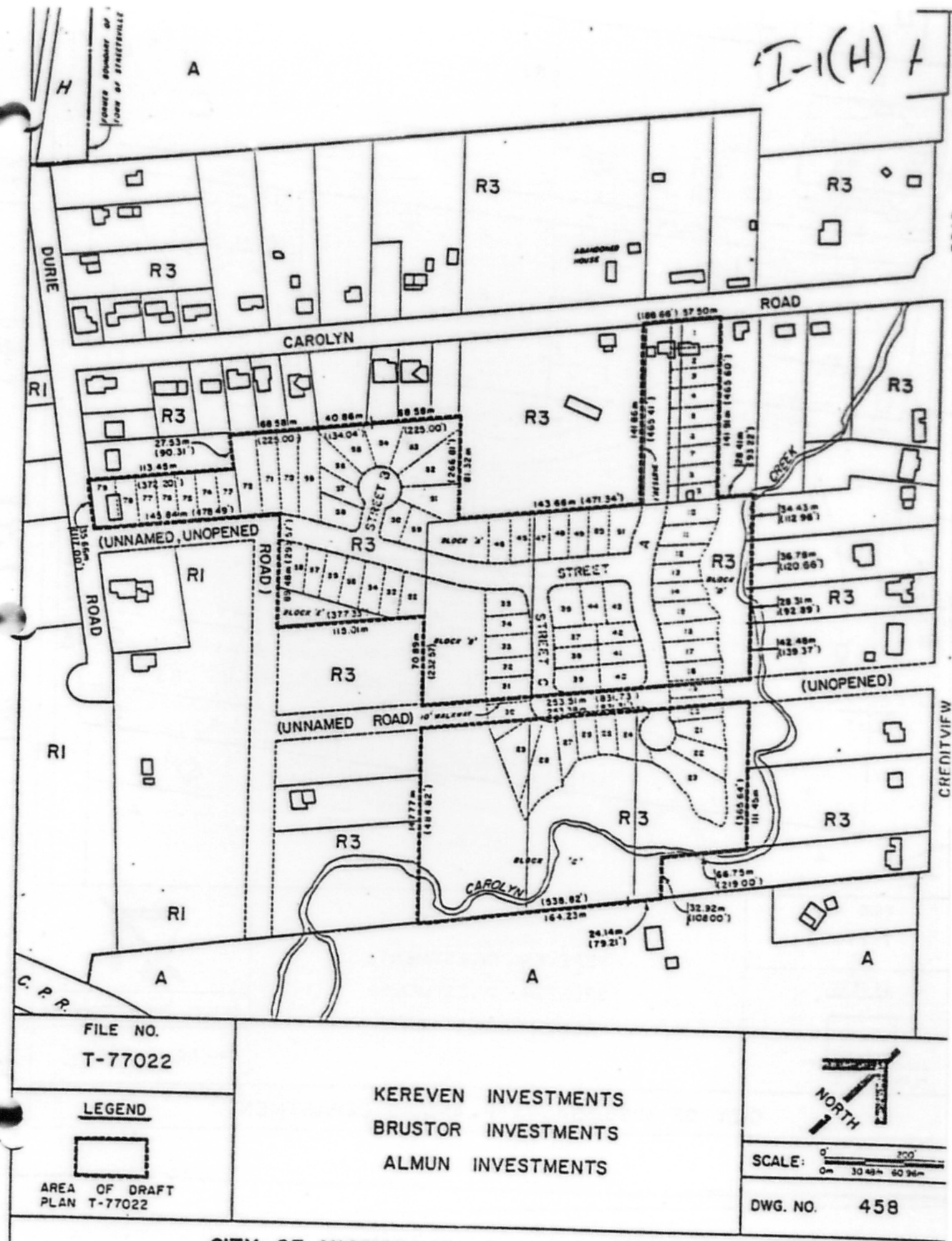
That consideration of proposed plan of subdivision T-77022 Kereven Investments, Brustor Investments and Almun Investments be deferred to the August 16, 1977 Planning Committee meeting.

RECOMMENDATION OF PLANNING COMMITTEE AUGUST 16, 1977

That the proposed plan of subdivision T-77022, Kereven Investments, Brustor Investments and Almun Investments be released for processing, subject to the following:


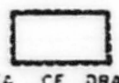
1. Clarification from the Peel Board of Education as to whether the Board has any objections to development of the proposed plan of subdivision.
2. The design of the proposed plan of subdivision being redesigned to meet the requirements of R2 zoning.

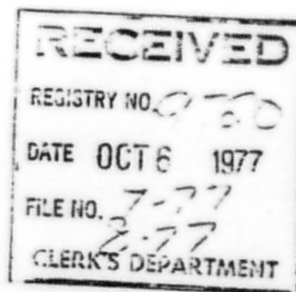




CITY OF MISSISSAUGA PLANNING DEPARTMENT



FILE NO. T-77022	KEREVEN INVESTMENTS BRUSTOR INVESTMENTS ALMUN INVESTMENTS	 SCALE 0m 30m 60m
LEGEND  AREA OF DRAFT PLAN T-77022		DWG. NO. 458
CITY OF MISSISSAUGA PLANNING DEPARTMENT		



I-2

2400 Rosemary Drive,
Mississauga, Ontario,
October 3, 1977.

His Worship Mayor Searle & Council,
C/O City Clerk,
City of Mississauga.

Ladies & Gentlemen:-

The headline "Garbage gains, libraries lose" in a recent Toronto newspaper drew my attention and I was appalled at the contents of the text.

I am not a library nut, I am not a library employee but I am interested in our young people in this increasingly difficult world in which they will have to cope.

Libraries date back into antiquity thousands of years before Christ and it is not surprising that the countries with the most advanced civilization were those with the most advanced library system. Could it be that civilization advanced through knowledge or by chance? The answer should be obvious.

It appears that certain City of Mississauga councillors consider frequently emptied garbage cans more important than the minds of its citizens, particularly its children. Young people use the library at all hours as a reference and study area. Psychologists state that a person favors those things with which they are most knowledgeable. Having stated that premise, what then can be said about the educational and cultural level of the councillors in Mississauga who knock the library service and advocate the garbage issue. I am ashamed of the standard of those city government officials and afraid for the future of the City with them in office.

In the 30 years I have lived in this area I have seen the Mississauga library system grow and our children, our immigrants and adults gain by the services offered. For much of that time I have lived with one garbage collection per week. I, nor anyone I know, have never had maggots in their garbage nor suffered any hardships or disease. It seems strange that after all those years that suddenly there must be 2 garbage pickups a week. I would suggest that people who dump garbage by the side of the road would do so if there were 6 pickups a week.

Mr. Hooper who appears to be spearheading this attack and incidentally has gone on record as opposed to swimming pools, another facility used by the kids, might ask his way to a library and search out information on the benefits that a library provides. A library card might also be in order before he declares himself an expert on what services libraries should provide. Compared to our immediate neighbours and many lesser cities the Mississauga library is restrictive in the services which it offers.

TO BE RECEIVED

I-2(A)

- 2 -

It should not be necessary to remind you that the childrens section of a library is the embryo to the intellectual growth of young people. Children will learn to go to a library as they learn to read and their minds will grow with each visit. The habit becomes a way of life in their adulthood; however, many means must oftentimes be used to first entice them there. Whether it is entertainment as Mr. Hooper may call it, or some other label, if it gets the kids started that is the formula to use. I ask Council to list what and how services are being duplicated.

Anyone who holds two jobs is doing a disservice to both and betrays public trust. Mr. Hooper's ignorant thrust against a vital service in our community is a manifestation of these facts.

Yours truly,

NE/de

Norval Ekeland.
Ward 6

10 Isherwood Court,
Streetsville, Ontario.

October 6, 1977.

Mrs. Hazel McCallion,
Councillor,
Mississauga City Hall,
1 City Centre Drive,
Mississauga, Ontario.

1-3

REGISTRY NO.	00005
DATE	OCT 18 1977
FILE NO.	257
POLICE DEPARTMENT	

Dear Hazel,

It is with some satisfaction that we take this opportunity to write to you concerning the situation so long neglected on Joymar Drive.

We have lived just off Joymar for over eight years, and have driven along it a thousand times. It is fortunate to never have had a fatal accident happen along that stretch of road now travelled by hundreds of students from the age of five years and attending three schools. Some of them pass along four times every day, and have to contend with a growing stream of bicycles, school buses, public transit vehicles and cars. It is high time an official body such as the Traffic Safety Council has come out and stated just how dangerous the situation really is.

The older students sometime walk three and four abreast, leaving one lane of roadway left for any approaching vehicles. Many times we have almost had to come to a full stop in order to let an oncoming vehicle pass, as ~~our~~ side was blocked by people or bicycles. In the winter the snow is sometimes piled along the shoulders, forcing pedestrians to walk on the road.

The mothers of preschoolers along Joymar must say a silent prayer as they let their children out to ride their tricycles in driveways sloped dangerously towards the street. We have also inched warily along as we tried to second-guess a youngster playing on the shoulder of the road.

Asphalting will not solve these problems.

Of course, my concerns are not totally unselfish. Two of our children, one presently using the 'Joymar Walkway', will spend seven years travelling along a $\frac{1}{4}$ mile stretch of that walkway four times a day.

The stop sign helped to slow the traffic but nothing will keep the students off the road short of a sidewalk.

Please pass this letter along to council and the works committee.

Thanking you for an ever efficient job.

Sincerely,

Bill & Dianne Cross

TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR.

I-4



Ontario

RECEIVED
REGISTRY NO. 9797
DATE OCT 11 1977
FILE NO. 41-77
CLERK'S DEPARTMENT

Ministry of the
Solicitor
General

Office of the
Fire
Marshal

Public
Safety
Division

590 Keele Street
Toronto, Ontario
M6N 3E3

September 19, 1977

Telephone:
965-4844

MEMORANDUM TO:

ALL MAYORS AND REEVES IN ONTARIO

Re: 1977 Fire Prevention Week (October 9 - 15)

How many fires can your community afford this year?

When you look at it that way, it is easy to see the terrible waste of lives and property created by PREVENTABLE fires in Ontario, because nine out of ten fires could have been prevented - and there were 23,109 fires in the Province last year, taking a total of 265 lives and \$143,102,417 worth of property.

Every year, the Governor General of Canada and the President of the United States find it of such serious import that they issue proclamations jointly declaring this seven days of concentrated effort "Fire Prevention Week". This originated in 1922 when both Canada and the United States were shocked by the mounting toll of lives and property in the two countries from fire.

Active preparation in this vital program by municipal council members will have lasting benefits. They should discuss with the fire chief how every householder, every merchant and every property owner can be made aware of the importance of fire prevention and take steps to remedy defective heating equipment and wiring; remove rubbish and reduce the hazard of fire; give consideration to requests for funds submitted by the fire department to carry on this work; speak at public meetings, on the radio and television in support of fire prevention and release messages for the newspaper. Most local advertisers are willing to sponsor advertisements supporting the campaign during Fire Prevention Week and material has been supplied to the newspapers for a special section on this subject.

TO BE RECEIVED

I-4(A)

- 2 -

Your fire chief has information which tells him where he may obtain fire prevention literature, posters and related material necessary to publicize the campaign. More of this may be obtained, free of charge, due to a contribution made by the Office of the Fire Marshal in co-operation with the Association of Canadian Fire Marshals & Fire Commissioners and the Canadian Association of Fire Chiefs Fire Prevention Canada.

If your municipality has no fire department, we suggest that you urge all residents to carry out a program of care, clean-up and common sense caution, not only for this week, but for all times.

May we count on your whole-hearted support to make your community one of the most fire-safe places in Canada?

Yours very truly,

Alan C. Williams.

for J. R. Bateman,
Fire Marshal

JRB/dp

Distribution:

Lists A, Z and Z-1



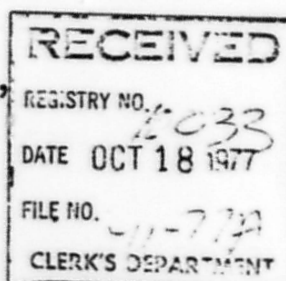
MISSISSAUGA
FIRE FIGHTERS ASSOCIATION

LOCAL 1212
CITY OF MISSISSAUGA



E. R. Hastings
PRESIDENT

1786 Sherwood Forrest Circle,
Mississauga,
L5K 2H6



J. David Sherratt
SECRETARY

2485 Woking Cres.,
Ste. 211,
Mississauga,
L5K 1Z6

October 15, 1977

Mr. T. Julian,
City Clerk
Corporation of The City of Mississauga
1 City Centre Dr.
Mississauga

Dear Sir:

RE: Grievance Committee of The Mississauga Fire Fighters Association, Local 1212

In accordance with Article 15-Grievance Procedure, Clause 15.01 of our present Agreement. The following three members have been appointed by the Association, to represent The Mississauga Fire Fighters Association, Local 1212 of such committee. For the year of 1978.

Mr. E. R. Hastings-Chairman
Mr. L. J. Mc Phail-Member
Mr. J. D. Sherratt-Member

If there are any questions as to the above committee, please contact our Association.

cc: Chief Miller
Mr. E. Halliday, City Manager
or his delegate.
Council of The City of Mississauga

Respectfully submitted,

J. David Sherratt
J. David Sherratt,
Secretary
Local 1212

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO S. KEITH

AFFILIATED WITH

ONTARIO FEDERATION OF LABOUR

CANADIAN LABOUR CONGRESS

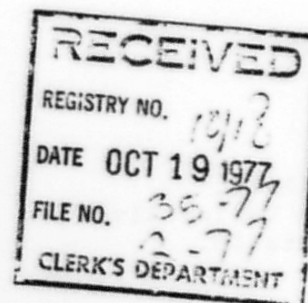


The Regional Municipality of Peel

I-6

October 18, 1977

Mr. T. L. Julian
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2



Dear Sir:

Subject: Regional Representative - Halton Region Conservation Authority
Your File: 35-77 and 2-77
Our Reference: 77-361

Your letter of September 27, 1977 was formally received by Regional Council at its meeting on October 13, 1977. Later in that meeting Council passed the following resolution:

"That the Regional Municipality of Peel appoint Mr. Jim Graham as the Region's representative on the Halton Region Conservation Authority for the balance of 1977 and for 1978."

I have informed Mr. Graham and the Halton Region Conservation Authority of this appointment.

David A. Humphreys
Clerk's Assistant

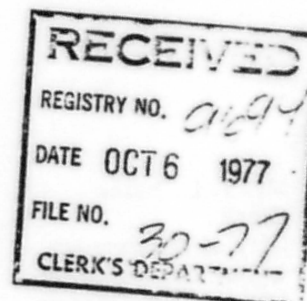
DAH:nb

TO BE RECEIVED

I-7

October 5, 1977.

Mrs. Laurie Pallett,
853 Mississauga Valley Blvd.
Mississauga, Ontario.



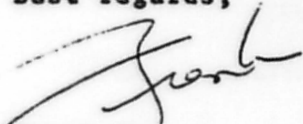
Dear Laurie,

I am thrilled by the response that the Bethesda Concert Series is getting in the pre-season advance sales.

Your group is to be commended for your continuing hard work. Obviously the message got through to you at Grants time and you have made every effort in promotion and publicity.

The lineup of concerts looks most appealing to all ages and I am sure you will have a most successful season!

Best regards,


Frank Bean,
Councillor - Ward 3.

/lm

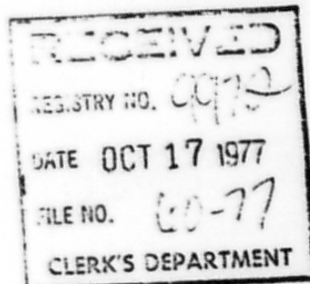
c.c. Clerks Dept. for next Council Agenda.

TO BE RECEIVED



I-8

the metropolitan toronto and region conservation authority
5 shoreham drive · downsview ontario m3n 1s4 (416) 661-6600



1977.10.12

STORM WATER MANAGEMENT SEMINAR
FRIDAY, NOVEMBER 18, 1977,
10:00 A.M. TO 3:00 P.M.

Continuing population growth and expansion of housing, industry, commercial services and transportation systems have considerably altered the character of the lands under the jurisdiction of The Metropolitan Toronto and Region Conservation Authority. No longer is urban development concentrated solely within the boundaries of Metropolitan Toronto. Agriculture, the traditional activity of much of the Authority's headwaters area, has decreased as a major land use and been supplanted by uses typical of a multi-faceted urban community.

These changes within a watershed have had, and will continue to have, considerable impact on flooding and erosion, particularly in downstream municipalities. The Authority is directly involved in this issue as the agency responsible for developing water and related land management programmes on each of its watersheds.

Considerable work is currently under way respecting the management of surface run-off in order to decrease related downstream problems. The Authority is offering this information seminar to elected municipal, provincial and federal representatives; to engineering, planning and other interested municipal, provincial and agency staff; and to other interested individuals. I hope that you will take this opportunity to become acquainted with current efforts in the field of storm water management, as well as some of the continuing concerns related to implementation.

Yours very truly,

R. Grant Henderson
Chairman

✓
TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR.

/KC.

R. G. Henderson

Mrs. F. Gell

K. G. Higgs R.P.F.



Ontario

Telephone: 248-3446

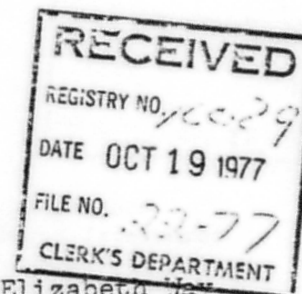
Ministry of
Transportation and
Communications

Central Region,
Planning and Design Section,
3501 Dufferin Street,
Downsview, Ontario.
M3K 1N6.

October 18, 1977.

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2.

Attn: Mr. T.L. Julian, Clerk



Re: W.P. 125-66-11, Queen Elizabeth Way
and Winston Churchill Boulevard,
District 4, Hamilton.

Dear Sir:

As you may be aware, the Ministry of Transportation and Communications is presently engaged in completing the detail design for the above project.

The project can be considered an earth borrow job. Under our design, we propose to acquire the major portion, if not all, of our borrow material from within the MTC property at Q.E.W. and Ford Drive, Town of Oakville. However, we are advising you that processed pit and aggregates and, if necessary, earth borrow will be required on this project presumably from within the Municipality. Therefore, our Geotechnical staff will be in contact with you as per normal policy to discuss this matter further.

Please feel free to contact Mr. Dale Gunter, Head, Geotechnical Office, 3501 Dufferin St., Downsview, M3K 1N6, should you wish further information.

Yours very truly,

TO BE RECEIVED

W. Greskow, P.Eng.
Sr. Project Manager
For:
W.H. Roters, P.Eng.
Area Manager

WG/CB



Office of the
Treasurer
of Ontario

Ministry of Treasury
Economics and
Intergovernmental Affairs

I-10

Frost Building
Queen's Park
Toronto, Ontario
416/965-6361

M7A 2R7

October 14, 1977.

Mrs. Joan J. LeFeuvre,
Committee Co-ordinator,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Dear Mrs. LeFeuvre:

RECEIVED	
REGISTRY NO.	
DATE	OCT 18 1977
FILE NO.	
CLERK'S DEPARTMENT	

The Treasurer of Ontario, the Honourable W. Darcy McKeough, has asked me to thank you for forwarding to him a copy of the Report of the City Clerk of Mississauga on Bill 49, The Municipal Elections Act, 1977. We note that the Council of the City of Mississauga has concurred with the Clerk's Report.

We appreciate the concerns expressed regarding poll clerks assuming the duties of the D.R.O., the nomination of candidates, polling hours and the election date. As you may know, in response to the continued concern that the third Monday in November is not early enough, the Treasurer is considering moving the election date up further to the second Monday in November. In addition, consideration is also being given to changing to December 1st the date upon which newly elected councils organize. This would substantially reduce the lame duck period of outgoing councils. Our flexibility in effecting a change in the election date is, of course, limited by the time requirements of the enumeration and related procedures.

The views expressed in the letter of March 15, 1977, from your City Clerk, Mr. Terence L. Julian, to A.M.O., are also noted. These suggestions, as well as those contained in the Report of your City Clerk, will be taken into consideration before the Government proceeds with Bill 49 this fall.

Yours sincerely,

George Ashe,
Parliamentary Assistant
to the Treasurer of Ontario.

TO BE RECEIVED



Office of the
Minister

Ministry
of
Housing



Hearst Block
Queen's Park
Toronto Ontario
M7A 2K5
416/965-6456

October 7, 1977

I-11
Dear Sir/Madam:

Re: Report of the Planning Act Review
Committee

Before the release of the Report of the Planning Act Review Committee careful consideration was given to the time necessary for response. It was understood that public agencies, associations and individuals would require a number of months to evaluate the Report. As a result, October 15 was considered a deadline that would provide a tight but workable schedule for most agencies and individuals.

Due to the importance and complexity of this Report an increasing number of requests to extend the deadline have been received and I am now persuaded that it is necessary to extend the deadline for response to December 31, 1977.

Under the previous deadline, new legislation was scheduled for introduction in the Fall of 1978. The extension will mean that new legislation will now be introduced in the Spring of 1979.

As stated previously, responses should be addressed to:

Planning Act Review
Local Planning Policy Branch
Ministry of Housing
3rd Floor
56 Wellesley Street West
Toronto, Ontario
M7A 2K4

Yours sincerely,

John R. Rhodes,
Minister.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.



I-12

Office of the
Minister

Ministry of
Consumer and
Commercial
Relations

RECEIVED
REGISTRY NO. 2-
DATE OCT 6 1977
FILE NO. 1-77
CLERK'S DEPARTMENT

416/965-6393

555 Yonge Street
Toronto Ontario
M4Y 1Y7

October 3, 1977

Mr. Terence L. Julian
City Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

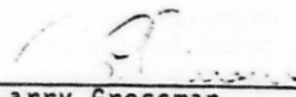
Dear Mr. Julian,

The Honourable William G. Davis forwarded to my predecessor, Sidney B. Handleman, a copy of your letter addressed to him dated August 8, 1977, pertaining to an amendment to The Building Code Act.

An amendment is being considered that would give effect to a longer period of time within which to undertake prosecutions for contravention of The Building Code Act and the Building Code.

I trust this information is helpful to you and if I can be of any further assistance, please let me know.

Yours very truly,


Larry Grossman
Minister

TO BE RECEIVED

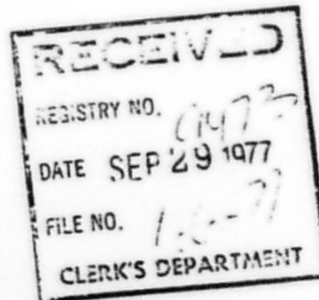
I-13

September 14, 1977

City Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attn: Mr. T. Julian

Re: Phi International Inc.
Phedora Industrial Subdivision
C.A. 'B' 47-53 inclusive /77M
16-111-77069



Engineers
Developers
Builders
Investors

Dear Sir:

Please advise council of our intention to pre-service this project.

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the agreements, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of the agreements, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc. and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit securities as required by the Engineering Agreement.
4. To indemnify the City and the Region, its employees, servants and agents (and the Hydro Commission) against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.

Continued...Page 2...

TO BE RECEIVED

P.O. Box 66
Mississauga, Ontario
Tel. (416) 279-0111

Sept. 14/77

I-13(A)

The City of Mississauga
Mr. T. Julian

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the owner.
6. To allow the City to draw on the securities under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and clean-up of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours truly,

PHI INTERNATIONAL INC.

G.N. Farantatos per

G. N. Farantatos
President

BM

GNF/dbm

I-13(B)

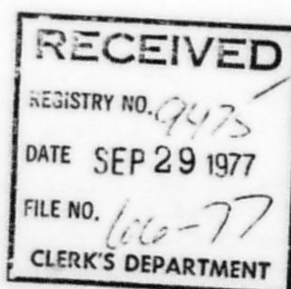


Engineers
Developers
Builders
Investors

September 27, 1977

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attn: Mr. T. Julian



Dear Sir:

Phi International Inc. acknowledges by this letter that, inasmuch as the City of Mississauga has waived the requirement for Parks Dedication in connection with its industrial subdivision (File 66-77, Land Division B42-46/77-M), the company will make no further applications to the City of Mississauga in this respect based on Park Dedications made prior to this date.

Sincerely,

PHI INTERNATIONAL INC.

G. N. Farantatos
G. N. Farantatos
President

GNF/dbm

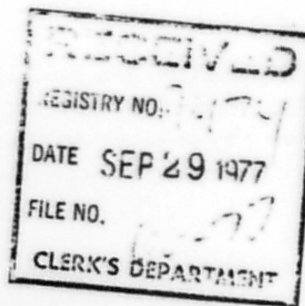
P.O. Box 66
Mississauga, Ontario
Tel. (416) 279-0111

United Lands Corporation Limited

September 25, 1977

City Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: Mr. T. Julian



Re: United Lands Corporation Limited
Phedora Industrial Subdivision
C.A.'B' 42 - 46/77 - M

Dear Sir:

Please advise Council of our intention to pre-service this project.

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the agreements, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of the agreements, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct and eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc. and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit securities as required by the Engineering Agreement.

TO BE RECEIVED

continued..... 2

2275 Speakman Drive, Sheridan Park Research Community, Mississauga, Ontario L5K 1B1 Telephone 822-4811

I-14(A)

Page 2

City Clerk, City of Mississauga, continued

4. To indemnify the City and the Region, its employees, servants and agents (and the Hydro Commission) against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the pre-servicing, and the owner undertaking the construction of the work within the proposed subdivision.
5. To proceed with the development in accordance with the attached Schedule of Performance and should active development of the land come to a termination, to smooth, grade and see the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the owner.
6. To allow the City to draw on the securities under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and clean-up of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

UNITED LANDS CORPORATION LIMITED

J. D. Finch
President

JDF/ka

I-14(B)

United Lands Corporation Limited

September 25, 1977

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: Mr. T. Julian

Dear Sirs,

United Lands Corporation Limited acknowledges by this letter that, inasmuch as the City of Mississauga has waived the requirement for Parks Dedication in connection with its industrial subdivision (File 66-77, Land Division B42-46/77 - M), the company will make no further applications to the City of Mississauga in this respect based on Park Dedications made prior to this date.

Sincerely,

UNITED LANDS CORPORATON LIMITED

JDF/ka

J. D. Finch
President

2275 Speakman Drive, Sheridan Park Research Community, Mississauga, Ontario L5K 1B1 Telephone 822-4811

MONTAGUE POUND Associates Limited
PLANNING CONSULTANTS

TELEPHONE: 270-4411

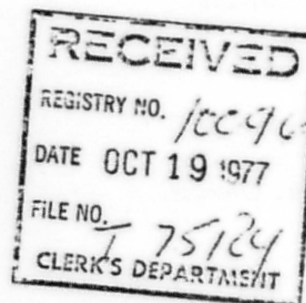
SUITE 307, 77 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO L5B 1M6

I-15

October 18, 1977

Mr. T. L. Julian, A.M.C.T.
City Clerk
City of Mississauga
One City Centre Drive
Mississauga, Ontario

RE: PROPOSED PLAN OF SUBDIVISION
PINEHAVEN NURSERIES LIMITED
CITY OF MISSISSAUGA
MINISTRY NO: 21T-75184
OUR FILE NO: 367



Dear Mr. Julian:

Please be advised it is our client's intention to commence preservicing of the above-noted proposed Plan of Subdivision.

In this regard, enclosed is an executed copy of the required preservicing letter of undertaking.

It would be appreciated if you would bring to the attention of Council the intentions of our client.

Yours very truly,

A handwritten signature in cursive script, appearing to read "J. Montague".

J. MONTAGUE, M.C.I.P.

REB/mc
Encls.

cc: Pinehaven Nurseries Limited

TO BE RECEIVED

I-15(A)

City of Mississauga
One City Centre Drive
Mississauga, Ontario

RE: PROPOSED PLAN OF SUBDIVISION
PINEHAVEN NURSERIES LIMITED
CITY OF MISSISSAUGA
MINISTRY NO: 21T-75184
OUR FILE NO: 367

ATTENTION: MR. T. L. JULIAN
CITY CLERK

Dear Sir:

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the Owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Regional Municipality of Peel), against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.
5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the Owner.

.....cont'd.....

I-15(B)

Page Two

6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

Per: 

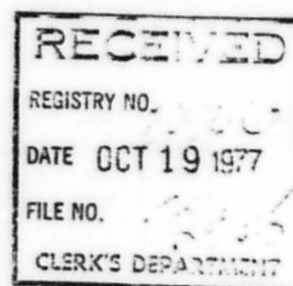


I-16

Oct. 19, 1977.

His Worship the Mayor
and Members Of Council
City of Mississauga
One City Centre Drive
MISSISSAUGA, Ont.

Attention: Mr. T. L. Julian
City Clerk



Dear Sirs:

Re: T.24615

In consideration of the City of Mississauga allowing the roads to be constructed up to and including base coarse asphalt prior to the registration of the plan, the Company (as Owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, Region, Hydro Commission and their employees servants and agents to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc. and the cost incurred by the City in so doing shall be a charge to the Owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Regional Municipality of Peel), against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.

TO BE RECEIVED

(Continued)

TURE **anderson** (EASTERN) LIMITED

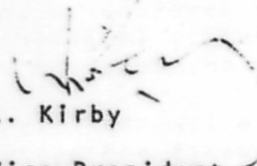
I-16(A)

- 2 -

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the Owner.
6. To allow the City to draw on the cash deposit under Cluase 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

TURE ANDERSON (EASTERN) LIMITED


L. Kirby

Vice-President.

LK:rc

I-17

W. D. Courtney (In trust),
c/o Ambler Courtney Ltd.,
P.O. Box 101,
Mississauga, Ontario.

October 19th 1977.

Mr. T. L. Julien
City Clerk,
City of Mississauga
1 City Centre Drive,
Mississauga, Ontario
L5B 1M5

Re: Courtney Residential Subdivision
W. D. Courtney in Trust
File T-76026
City of Mississauga File No. 16 111 76098

Dear Mr. Julien:

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Water Commission), against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.
5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the owner.

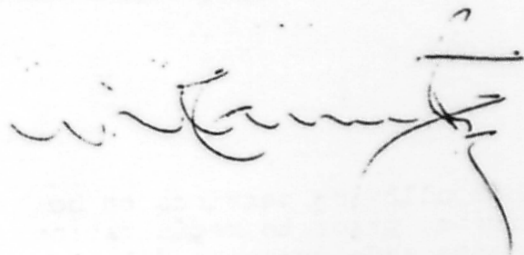
TO BE RECEIVED

I-17(A)

- 2 -

6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the Commissioner of Engineering, Works and Building Department including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

A handwritten signature in dark ink, appearing to be 'W. H. Hanson', written over a horizontal line.

cc: Mr. S. D. Lawson, P. Eng.
Director of Engineering Projects

cc: G. Eric Hanson Associates Limited



A 77471

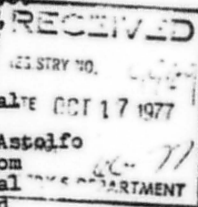
I-18

Ontario Municipal Board

IN THE MATTER OF Section 42
of The Planning Act (R.S.O.
1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal
by Francesco Pento,
Maria Pento, Gabriele D'Astolfo
and Silvana D'Astolfo from
a decision of the Regional
Municipality of Peel Land
Division Committee



APPOINTMENT FOR HEARING

Francesco Pento, Maria Pento, Gabriele D'Astolfo and Silvana D'Astolfo having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 31st day of March, 1977, whereby the Committee dismissed their application for consent to the conveyance, mortgage or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of 43.755 feet on Cliff Road and an average depth of 200.25 feet, the lands in question being composed of part of Lot 13, Concession 1, South of Dundas Street, in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 12th day of December, 1977 at the hour of ten o'clock (local time) in the forenoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 14th day of October, 1977.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY

I-19



A 77520

Ontario Municipal Board

IN THE MATTER OF Section 42
of The Planning Act (R.S.O.
1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Francesco Pento, Maria Pento,
Gabriele D'Astolfo and
Silvana D'Astolfo from a
decision of the Committee of
Adjustment of the City of
Mississauga



APPOINTMENT FOR HEARING

Francesco Pento, Maria Pento, Gabriele D'Astolfo and Silvana D'Astolfo having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 7th day of April, 1977, whereby the Committee dismissed their application for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the maintenance of an existing dwelling house on a parcel of land having a frontage of 40.495 feet and further to permit the construction of a dwelling house on a parcel of land having a frontage of 43.755 feet, whereas the said by-law requires a minimum lot frontage of 50 feet, the lands in question being composed of part of Lot 13, Concession 1, South of Dundas Street, and known municipally as 2471 Cliff Road;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 12th day of December, 1977 at the hour of ten o'clock (local time) in the forenoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 14th day of October, 1977.

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY



A 77337

I-20

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

REGISTRY NO. 1127
DATE OCT 11 1977
FILE NO.
CLERK'S DEPARTMENT

- and -

IN THE MATTER OF an appeal by
Wilfred H. Sproat from a
decision of the Regional
Municipality of Peel Land Division
Committee

APPOINTMENT FOR HEARING

Wilfred H. Sproat having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 3rd day of February, 1977, whereby the Committee dismissed his application for consent to the conveyance, mortgage, or charge or to an agreement for the sale and purchase of a parcel of land having a lot width of 50 feet and an area of 3,750 square feet, the lands in question being composed of part of Lot 27, according to Registered Plan 390, formerly in the Town of Mississauga and now in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Wednesday, the 7th day of December, 1977, at the hour of two o'clock (local time) in the afternoon, at the Bramalea Civic Centre, at Bramalea, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 7th day of October, 1977.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY

I-20(A)



A 77338

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Mukhtar Bhatti from a
decision of the Regional
Municipality of Peel Land
Division Committee

APPOINTMENT FOR HEARING

Mukhtar Bhatti having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 3rd day of February, 1977, whereby the Committee dismissed an application by Mukhtar Bhatti and Balqis Bhatti for consent to the conveyance, mortgage, or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of 50 feet on Coram Crescent and an area of approximately 4,200 square feet, the lands in question being composed of part of Lot 26, according to Registered Plan 390, formerly in the Town of Mississauga and now in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Wednesday, the 7th day of December, 1977, at the hour of two o'clock (local time) in the afternoon, at the Bramalea Civic Centre, at Bramalea, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 7th day of October, 1977.

SECRETARY



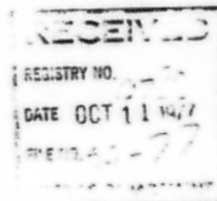
A 77616

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal of
The Corporation of the City
of Mississauga from a decision
of the Committee of Adjustment
of the City of Mississauga



BEFORE:

A.L. McCRACK,
Vice-Chairman

- and -

D.E. SMITH,
Vice-Chairman

Thursday, the 6th day
of October, 1977

UPON APPEAL from a decision of the Committee of Adjustment
granting an application numbered A57/77 by D. Lloyd G. Boyd
for a variance from the provisions of By-law 5300 of the
City of Mississauga, as amended, for permission to
operate a retail garden centre for a temporary period of
five years on premises known municipally as 140 Eglinton
Avenue, West, whereas the said by-law does not expressly
provide for such use in an Agricultural Zone, upon
conditions and the application having been withdrawn by
memorandum in writing; filed;

THE BOARD ORDERS, that this appeal is hereby allowed, the
decision of the Committee of Adjustment set aside and
the application for variance is hereby dismissed.

SECRETARY

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

I-22



A 761869

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Antonio Gallo from a
decision of the Regional
Municipality of Peel Land
Division Committee

RECEIVED
FILE NO.
DATE OCT 6 1977

APPOINTMENT FOR HEARING

Antonio Gallo having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 9th day of September, 1976, whereby the Committee dismissed his application for consent to the conveyance, mortgage, or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of 50 feet on Sharon Crescent, an average depth of approximately 160 feet and an area of 8,010 square feet, the lands in question being composed of part of Lot 7, according to Registered Plan 393, in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 5th day of December, 1977, at the hour of ten o'clock (local time) in the forenoon, at the Bramalea Civic Centre, at Bramalea, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 4th day of October, 1977.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY



A 761794

I-23

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Antonio Gallo from a decision
of the Committee of
Adjustment of the City of
Mississauga

RECEIVED
DATE OCT 6 1977
FILE NO.
TREASURY DEPARTMENT

APPOINTMENT FOR HEARING

Antonio Gallo having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 16th day of September, 1976, whereby the Committee dismissed his application for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the maintenance of dwelling house premises known municipally as 2514 Sharon Crescent on a parcel of land having a lot frontage of approximately 49.85 feet, whereas the said by-law requires a minimum lot frontage of 50 feet;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday,
the 5th day of December, 1977, at the hour of ten
o'clock (local time) in the forenoon, at the Bramalea
Civic Centre, at Bramalea, for the hearing of all persons
who desire to be heard in support of or in opposition to the
appeal.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in
the hearing may request a copy of the decision from the
presiding Board Member. Such decision will be mailed to you
when available.

DATED at Toronto this 4th day of October, 1977.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY



City of Mississauga

MEMORANDUM

R-1

To Mayor and Members of Council
Dept. _____

From E.M. Halliday, City Manager
Dept. _____

RECEIVED

REGISTRY NO. 99119
DATE OCT 17 1977
FILE NO. 21-77
CLERK'S DEPARTMENT

October 13th, 1977

SUBJECT: Grading of Sportsfield - Wildwood Park
QR-31-1977

ORIGIN: Capital Budget

COMMENTS: Re-orientation and regrading of the field is required in conjunction with the lighting of the soccer field as provided for in the 1977 Capital budget. The work had been estimated by staff to be within the \$10,000 limit for written quotations. Quotations were called for and resulted in only one bid which greatly exceeded the estimate. Quotations were re-called with the following received:

Aldershot Contractors	\$14,400
John Heck & Sons Ltd.	16,600
Sierre Construction Co.	20,400

In order that we may proceed with the work now so that the field will be ready for use in late spring/early summer, 1978, it will be necessary to waive the formal tender process and proceed with the low bid on the written quotes. Funds are available in P.N. 77-922.

RECOMMENDATION: That in view of the time constraints arising from the normal tendering procedure for the grading of the soccer pitch at Wildwood Park, the tender procedure be waived and the low bid on Quotation-31-77 be awarded to Aldershot Contractors in the amount of \$14,400.

E.M. Halliday
E.M. Halliday,
City Manager

Ronald H. Ogilvie
Commissioner of Finance

cc: R. Edmunds
W.P. Taylor
Finance
Treasury

W.P. Taylor
Treasury

✓ TO BE RECEIVED
RESOLUTION AVAILABLE



R-2

City of Mississauga

MEMORANDUM

FILE REF: 11 141 00011
13 211 00009
13 211 00010

To: The Mayor and Members of
the General Committee
City of Mississauga

RECEIVED

REGISTRY NO. 10107

DATE OCT 19 1977

FILE NO. 7-77

CLERK'S DEPARTMENT

From William P. Taylor, P. Eng., Commissioner

Dept. Engineering, Works and Building

Request No. 280-77
File No. 7-77

October 19, 1977

LADIES & GENTLEMEN:

SUBJECT: Lorne Park Secondary School - A parade to celebrate the school's 20th anniversary on Saturday October 29, 1977.

ORIGIN: Barbara Cuddy, Student Council Secretary, Lorne Park Secondary School, 1324 Lorne Park Road.

COMMENTS: The schools within the Lorne Park family area propose to celebrate the 20th anniversary of the Lorne Park Secondary School by holding a number of events on Saturday October 29, 1977, including a parade along public roadways.

The parade route originally proposed by the student council could not be accommodated. The number of collector type roadways to be utilized would have caused considerable inconvenience to area residents. The Police Department could not make available sufficient man power to co-ordinate the length of the parade proposed.

The student council has agreed to limit the parade route as follows: to commence at the Whiteoaks Public School, proceed north on Mazo Crescent, then easterly on Truscott Drive and finally enter the school grounds of the Lorne Park Secondary School from Truscott Drive (sketch attached). This parade route can meet the requirements of both this Department and the Peel Regional Police Department.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

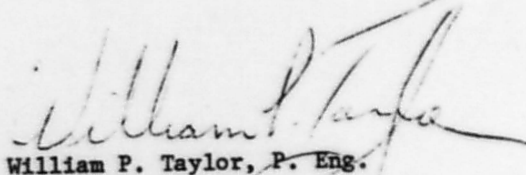
continued ...

R-2(A)

- 2 -

SUBJECT: Lorne Park Secondary School - A parade to celebrate the school's 20th anniversary on Saturday October 29, 1977.

RECOMMENDATION: That the Lorne Park Secondary School be granted approval to hold a parade between 10:00 a.m. and 11:00 a.m. on Saturday October 29, 1977 on both Mazo Crescent and Truscott Drive, subject to the representatives of the school applying for a proper road closure permit from the City of Mississauga one full week prior to the date of the parade.



William P. Taylor, P. Eng.
Commissioner
Engineering, Works and Building Department

JL:mj
Att.

c.c. E. Halliday
R.G.B. Edmunds

PARADE ROUTE

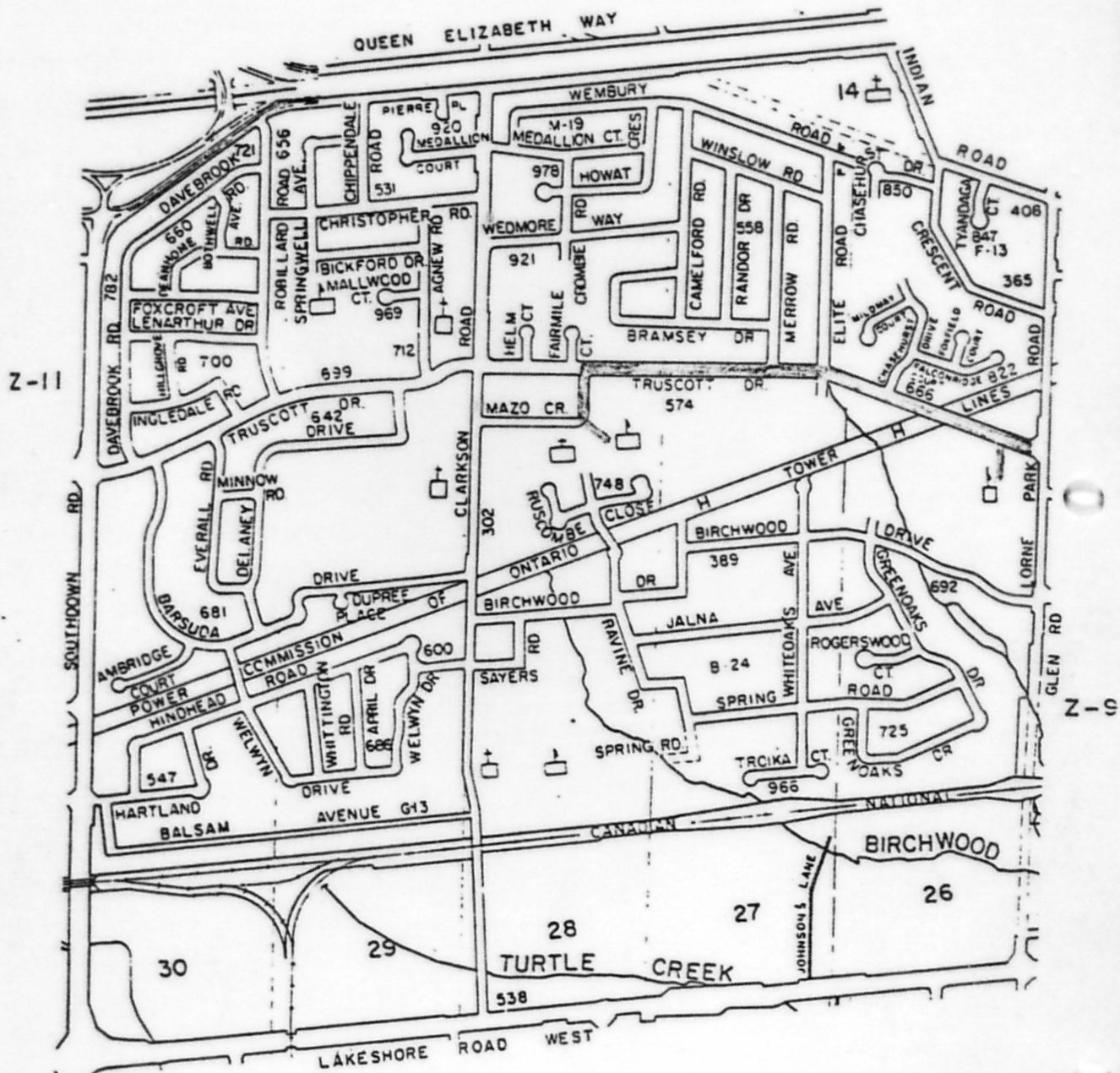
OCT. 29 TH

10:00 am

11:00 am

R-2(B)

Z-17



Z-3

Z-10

LORNE PARK SECONDARY SCHOOL

1324 LORNE PARK ROAD TELEPHONE
MISSISSAUGA, ONT. L5H 3B1 416-278-6177

PRINCIPAL
VICE-PRINCIPALS

C.W. BRIDGE, B.A., M.Sc., M.Ed.
J.R. JONES, B.A.
W.G. KNOX, B.A., M.Ed.

R-2(c)

RECEIVED
REGISTRY NO. 9887
DATE OCT 13 1977
FILE NO. 7-77
CLERK'S DEPARTMENT

City Hall
1 City Centre Dr.
Mississauga, Ont.

Dear Sir:

Lorne Park Secondary School
is planning a parade to be
held Saturday, October 29, 1977.
The parade is to kick off a
series of events being held to
celebrate our 20th anniversary.

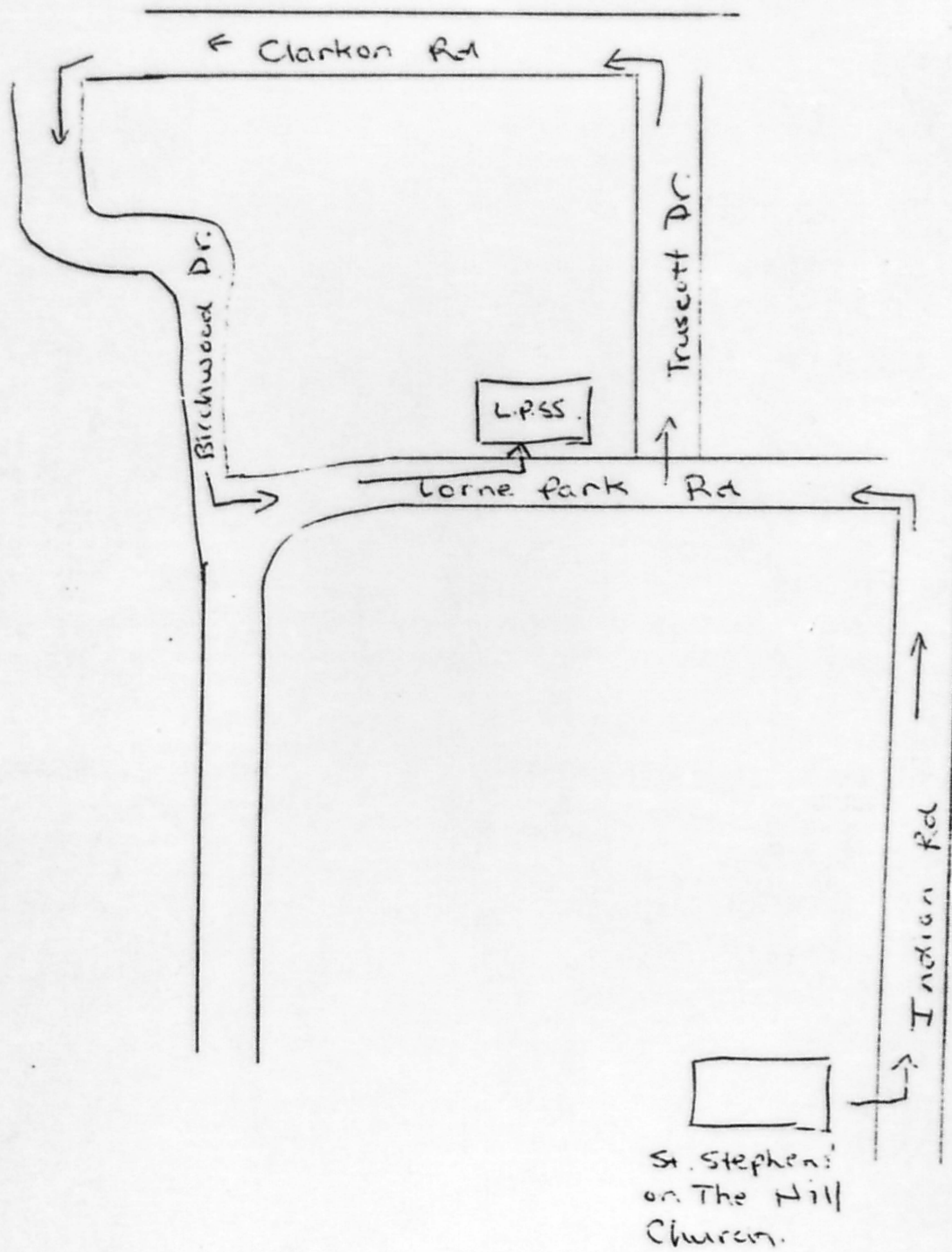
We ask that you inform us
of the necessary permits and
regulations to be followed. The
route is outlined on the enclosed
page.

Sincerely,

Paul Cuddy
Students Council Secretary

R-2(d)

10:00 am -
11:00 am





City of Mississauga
MEMORANDUM

R-3

To: Mayor and Members of Council
City of Mississauga

From: E. J. Dowling

Dept. General Manager

RECEIVED	
REGISTRY NO.	10105
DATE	OCT 19 1977
FILE NO.	112-77
CLERK'S DEPARTMENT	

October 12, 1977

Ladies & Gentlemen:

Subject: Status Report - Articulated Vehicles

The Articulated Bus Program that was announced by the Province last year is now beginning to take shape. Four cities have been chosen: Ottawa, Toronto, Hamilton, and Mississauga and it is anticipated that articulated buses could be in operation by the end of '78 or early '79.

The project has been divided into three specific areas and Mississauga Transit is represented on each; Vehicle Specifications and Maintenance, Mr. J. Coltson, Planning and Implementation, Mr. P. Travis, and by myself on the Steering Committee.

At the present time, vehicle specifications are being drafted and once completed, tenders will be called. It is hoped that manufacturing firms in Canada and the United States will compete with the European firms for the supply of these units.

I shall keep Council informed as further developments occur.

TO BE RECEIVED

EJD/mf

E. J. Dowling
General Manager



R-4

City of Mississauga

MEMORANDUM

To Mayor and Members of Council Purchasing and Supply
Dept. Treasury

October 17th, 1977

RECEIVED	
REGISTRY NO. <u>10075</u>	Dept. <u>10075</u>
DATE OCT 18 1977	
FILE NO. <u>21-77</u>	
CLERK'S DEPARTMENT	

SUBJECT: Purchase of (1) One Mini Pumper - Tender TF -1- 1977

ORIGIN: Mississauga Fire Department

COMMENTS: Listed below is a summary of the tenders which were received and opened at the Public Tender Opening of Tuesday, September 27th, 1977.

	<u>Total Cost</u>
(a) King Seagrave Limited	\$ 28,342.00
(b) Wajax Industries Limited	\$ 29,607.64
(c) Nordic International (Built on Dodge Chassis)	\$ 31,639.00
(Built on Ford Chassis)	\$ 31,300.00
(d) C. E. Hickey & Sons Ltd.	\$ 34,815.00
(e) Pierreville Fire Truck Ltd.	\$ 36,000.00

After careful review of the tenders by the Mississauga Fire Department, it is recommended that the tender be awarded to King Seagrave Limited, as being low tenderer.

Terms of Payment:

10% of contract price with signed contract.
20% of contract price upon receipt of chassis at King Seagrave Limited factory.
Remainder of contract price upon completion of manufacture and arrival of apparatus at destination.

Funds have been provided in the capital account P.N. 77-907 in the amount of \$28,000 and the remaining (\$342.00) would be drawn from account number 05000-58.

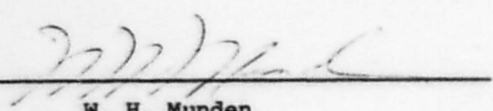
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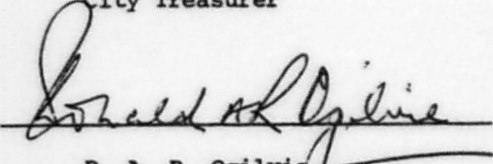
R-4(A)

page 2.....

- RECOMMENDATION:
- (1) That the tender for the purchase of (1) One Mini Pumper be awarded to King Seagrave Limited in the amount of \$28,342.00, this being the lowest tender received.
 - (2) That the terms of payment be accepted.
 - (3) That the by-law to authorize execution of the contract for the purchase of the Mini Pumper be approved by Council.


W. H. Munden
City Treasurer

Funds approved by:


D. A. R. Ogilvie
Commissioner of Finance

RDH:yc



City of Mississauga

MEMORANDUM

To Mayor & Members From W P Taylor
Dept. Council Dept. Engineering : Works & Building

19th October 1977

Eng Dept Files 11 141 00011
16 111 77051

SUBJECT: : Intersection Improvement Dundas Street West/Erindale Station Road.

ORIGIN: Engineering, Works and Building Department (1977 Capital Works Programme).


COMMENTS: Listed below is a summary of tenders received and opened by a Committee of Council on Tuesday 18th October 1977.

- | | |
|------------------------------|--------------|
| 1. Warren Bitulithic Limited | \$159,757.45 |
| 2. Fermar Paving Limited | \$180,098.25 |

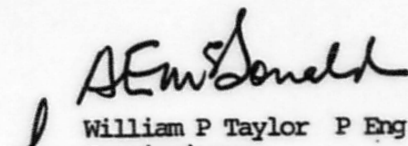
RECOMMENDATION: The following is therefore recommended:

1. That the contract for the Intersection Improvement of Dundas Street West/Erindale Station Road be awarded to Warren Bitulithic Limited, the lowest bidder at the tendered price of \$159,757.45, subject to approval of the Ministry Of Transportation & Communications.
2. That the By-Law to authorize the execution of the contract for the Intersection Improvement of Dundas Street West/Erindale Station Road be approved by Council.

RECEIVED
REGISTRY NO. <u>10121</u>
DATE <u>OCT 19 1977</u>
FILE NO. <u>21-77</u>
CLERK'S DEPARTMENT


EES

cc: City Manager
E Halliday
R G B Edmunds


William P Taylor P Eng
Commissioner

✓ TO BE RECEIVED
BY-LAW AVAILABLE

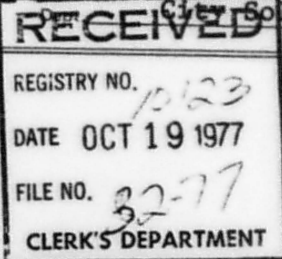


City of Mississauga
MEMORANDUM

R-6

To Mayor and Members of
Dept. General Committee

From Basil Clark, Q.C.,
City Solicitor.



October 19, 1977.

Re: O.M.B. Appeal
231561 Holdings Limited
C.A. "A" 281/77

The above decision of the Committee of Adjustment has been appealed at the request of the Planning Department.

The subject lands are located at 2382 Dundas Street West adjacent to the Woodchester Mall. They are zoned AC, a zone which permits only a gas station and a restaurant if it forms part of a gas station operation. The applicants propose to use the subject lands for a restaurant only. We are advised that there is an existing restaurant adjacent to the subject lands.

In addition, a rezoning application to facilitate an expansion of Woodchester Mall is being processed by the City and the subject lands are included in this application.

The Planning Department requested an appeal of this decision for the following reasons:

- a) the proposal does not conform with the Official Plan designation which is Highway Commercial;
- b) the variance requested is not minor in their opinion and there are other zoning categories which are specifically designed to accommodate the proposed use;
- c) two restaurants - which are high traffic - generating uses - should not be permitted to locate adjacent to each other.
- d) the development of the subject lands should proceed by way of rezoning to enable the land uses in the general area to be satisfactorily resolved.

✓
TO BE RECEIVED
RESOLUTION AVAILABLE

/Contd.....

2-6(A)

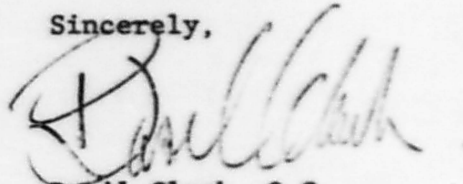
Page 2.

O.M.B. Appeal
23156 Holdings Limited
C.A. "A" 281/77

RECOMMENDATION:

That the report from the City Solicitor with respect to the appeal to the O.M.B. of the application by 23156 Holdings Limited (C.A. "A" 281/77), be received.

Sincerely,



Basil Clark, Q.C.,
City Solicitor.

AMCD:jp



City of Mississauga

MEMORANDUM

R-7

To Mayor and Members of From Basil Clark, Q.C.
Council Dept. City Solicitor
Dept. _____

September 21, 1977

SUBJECT: Exchange of lands between Wilfred Norman Atkinson and the City of Mississauga.

ORIGIN: Agreement between Mr. Atkinson and the former Town of Streetsville to exchange lands - November 13, 1970.

COMMENTS: Council at this meeting will be giving third reading to By-law 497-77 which closes part of Water Street so that it can be conveyed to Mr. Atkinson.

Council should now pass the By-law which authorizes the Mayor and Clerk to execute the Deed of Conveyance from the City to Mr. Atkinson, and authorizes the acceptance of the Deed of Conveyance from Mr. Atkinson to the City of the land he is conveying to the City.

RECOMMENDATION: That the By-law to authorize the execution of a Deed of Conveyance from the City to Mr. Atkinson, and the acceptance of a Deed of Conveyance from Mr. Atkinson to the City be passed by Council, executed by the Mayor and Clerk, and the corporate seal attached thereto.

BC/lw

RECEIVED
REGISTRY NO. 10174
DATE OCT 20 1977
FILE NO. 42-77
CLERK'S DEPARTMENT

Basil Clark
Basil Clark, Q.C.

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

FILE REF : 11 141 00010

To The Mayor and Members of
The Council of the City of
Mississauga

From William P. Taylor, P.Eng., Commissioner
Dept. Engineering, Works and Building

October 20, 1977

LADIES & GENTLEMEN :

SUBJECT : Parking Conditions on Glenburnie Road

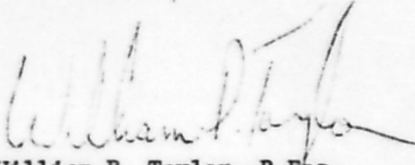
ORIGIN : Councillor H.E. Kennedy

COMMENTS : For some time the residents of Glenburnie Road have been concerned with the amount of on-street parking occurring on Glenburnie Road.

Through recent meetings with Councillor Kennedy a consensus of the residents has been reached supporting parking prohibition from 7.00 a.m. to 5.00 p.m. Monday to Friday on both sides of Glenburnie Road from Indian Trail to Mineola Road.

RECOMMENDATIONS :

- 1) That Council approve a parking prohibition from 7.00 a.m. to 5.00 p.m. Monday to Friday on both sides of Glenburnie Road from Indian Trail to Mineola Road
- 2) That the attached by-law amending Traffic By-Law No. 234-75, as amended, be approved.


William P. Taylor, P.Eng.,
Commissioner,
Engineering, Works and Building Department

RKW:jb

Att.

cc : E. Halliday
R.G.B. Edmunds
Commissioner of Parks & Rec.

☒ TO BE RECEIVED
BY-LAW AVAILABLE

GENERAL COMMITTEE OF COUNCIL

OCTOBER 19, 1977

REPORT NO. 38-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirty eighth report and recommends:

1330. That the Financial Impact Study prepared by Price Waterhouse Associates on behalf of Consolidated Building Corporation regarding the Lisgar District, and the report dated September 14, 1977, from the Finance Commissioner in which he reviewed the Price Waterhouse Study, be received and that further discussion on this matter take place during consideration of the Draft Official Plan the week of October 24, 1977.

(04-1330-77) 140-77
120-77

1331. That the Staff proceed with the processing of Secondary Plans for Neighbourhoods 309, 310 and 311 in the Meadowvale West Community (Cadillac Fairview Corporation) and bring the plans forward for consideration by Council not later than December 31, 1977.

(04-1331-77) 140-77
120-77

1332. (a) That Council withdraw paragraph (ix) from Resolution #86 (Magic Meadows Sanitary Landfill) passed by Council on January 24, 1977, and replace it with the following paragraph:

"(ix) That as soon as the site is no longer used for sanitary landfill purposes, and has been finished, that the Region offer to the City of Mississauga a long-term lease of the property at a nominal annual rental so that the Recreation and Parks Department of the City of Mississauga will be able to incorporate the site into the City parks programme to the best advantage to the citizens of Mississauga."

- (b) That the Region of Peel be advised of the amendment to Resolution #86.

(04-1332-77) 113-77

October 19, 1977

1333. That the report dated October 7, 1977 from the City Solicitor regarding the proposed incorporation of Mississauga Santa Claus Parade, be received.

(04-1333-77) 7-77

1334. That the by-law authorizing execution of a lease, dated October 24, 1977, between the Corporation of the City of Mississauga and Mississauga Hydro Electric Commission, be executed by the Mayor and the Clerk and the corporate seal affixed thereto. (Stopped up portion of Bexhill Road.)

(04-1334-77) 42-77
50-77

1335. That the City Quit Claim to 293542 Ontario Limited, its possible interest in part 5, Plan 43R-2908 and accept the Quit Claim from 293542 Ontario Limited to the City of their possible interest in parts 4 and 7, Plan 43R-2908. (King's Cemetery, north east corner of Derry Road and Dixie Road.)

(04-1335-77) 133-77

1336. That the report dated October 13, 1977, from the Clerk's Department regarding the "Status of Outstanding Reports" as at September 30, 1977, be received and referred to the City Manager for review with Department Heads and report back to General Committee.

(04-1336-77) 172-77

1337. That the following persons be appointed to the Citizens Task Force on Ward Boundaries: Mr. Elmer Mills, Mr. Don Clarkson, Mr. Chad Murray, Mr. Anthony Kingston, Mr. Robert Mason, Mr. Roland J. Willis, Mr. Vic Mattiussi, Mr. J. C. Saddington and Mr. D. Hill.

(04-1337-77) 187-76

October 19, 1977

1338. That the offer to sell dated September 5, 1977, from Malcolm Stanley Tanton and Joan Elaine Tanton covering part 13, Plan 43R-3261, be accepted and executed by the City. (Church Street Widening)

(04-1338-77) P 11-75

1339. That the agreement of purchase and sale dated September 28, 1977, between C. G. Woolfe and the City in connection with a 2,301 sq. ft. parcel of land indicated as part 1, Plan 43R-2173, be accepted and executed by the City. (Winston Churchill Boulevard Widening)

(04-1339-77) PN 76-086

1340. (a) That the renovations, as set out in the report dated October 12, 1977 from the Assistant Property Agent, be made to 15A Dundas Street and that \$7,500.00 be allocated to the budget for this purpose. (Contingency Account)
- (b) That the property be leased to a commercial tenant on a fixed term of three years.
- (c) That the City negotiate with the Bank of Montreal regarding the construction of a parking lot at the rear of the building.

(04-1340-77) 111-77

1341. That the City Property Agent be authorized to arrange for an extension of the lease to LePage and Sons of the front part of the street floor of the building known as 15 Dundas Street West, for a period of two years, subject to the right of the City to give 90 days notice if road widening or development requires the demolition of the building; the extension of the lease to run for a period of two years from January 1, 1978 to December 31, 1979 with an increase in rent from \$325.00 per month to \$350.00 per month payable in advance.

(04-1341-77) 111-77

October 19, 1977

1342. (a) That the Minister of Housing be requested to approve the sale of land legally described as part of Block B, R.P. 922, and being parts 4 and 5 on Deposited Plan 43R-4537, pursuant to Section 35(b)(5) of The Planning Act, R.S.O. 1970. (Silverado Drive Parkette)
- (b) That upon receiving the Minister's approval to the sale of part of Block B, Plan 922, the City Property Agent be authorized to negotiate the sale of the parcel at fair market value to the adjacent owner, Hilite Holdings Limited.

(04-1342-77) 02/1/74
111-77

1343. That the sum of \$74,200.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 55/77-M, New Peel Developments Limited, part of Lots 29 and 30, Conc. 2 S.D.S., located on the north limit of Lakeshore Road, zoned RM5 Special Section.

(04-1343-77) 66-77

1344. That the sum of \$3,600.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 186/77-M, West Mall Developments Limited, zoned M2 Industrial.

(04-1344-77) 66-77

1345. That the following resolution be passed by Council:

"Whereas a mayor is not entitled to a salary for being a member of a Library Board under the Act,
Whereas elected appointments to Police Commissions are not entitled to a salary under the Act,
Therefore be it resolved that the Province be requested to amend the Public Utilities Act to exclude the payment of a salary to a mayor as a member of a Hydro Commission or Public Utilities Commission."

(04-1345-77) 50-77

October 19, 1977

1346. That consideration be given to the Council representative on the Library Board discussing 1978 negotiations and their present contract with the City Personnel Department prior to commencing serious discussions for a renewed contract.

(04-1346-77) 40-77
8-77

1347. That Council enact a by-law to establish a fee of \$5.00 for a statement of tax arrears and repeal By-law 447-75, and further that the new by-law come into effect on January 1, 1978.

(04-1347-77) 20-77

1348. That Council endorse the Region of Peel's proposal to establish a Region-wide quota for tile drainage debentures and that the Regional Council be informed of the City's concurrence.

(04-1348-77) 14-77
35-77

- 1349 (a) That the emergency action taken by the Transit Manager regarding the replacement of mini buses to 30' transit vehicles on Joymar Drive during the morning rush hours, be endorsed.
- (b) That the Transit Manager prepare a report on the implications of rerouting the buses in the Vista/Joymar area along Erin Mills Parkway, Britannia Road, Queen Street and Thomas Street.
- (c) That the Transit Manager carry out a survey on the users of the transit service in the Joymar/Vista area.

(04-1349-77) 112-77

October 19, 1977

1350. That the Toronto Area Transit Operating Authority be requested to remove the bus stop outside the Malton Meat Market (Airport and Derry Road), or erect a bus shelter on adjacent lands owned by the Regional Municipality of Peel.

(04-1350-77) 112-77

1351. That the letter dated September 28, 1977 from the Board of Commissioners of Police, Peel Region, regarding accommodation for Division #12 (Streetsville Sub-office), be received.

(04-1351-77) 13-77

1352. (a) That the City of Mississauga not object to the landing of a helicopter at Sheridan Mall on November 19, 1977, for the purpose of bringing Santa Claus to the Mall.
- (b) That the Department of Transport (Canada) clarify its requirements from a municipality for landing permits.

(04-1352-77) 7-77

1353. That the resolution from the Township of Charlottenburgh, regarding Capital Punishment, be received.

(04-1353-77) 67-77

1354. That upon approval by the Legal Department of the engineering agreement and the transfers of land and easements, and upon fulfillment of the outstanding items listed in the memo dated October 4, 1977 from the Commissioner of Engineering, Works and Building, the Mayor and the Clerk be authorized to execute the engineering agreement and the transfers of land and easements.

(04-1354-77) T-24773

October 19, 1977

1355. That upon approval by the Legal Department of the engineering agreement and the transfers of lands and easements, and upon fulfillment of the outstanding items listed in the memo dated October 12, 1977 from the Commissioner of Engineering, Works and Building, the Mayor and the Clerk be authorized to execute the engineering agreements and the transfers of land and easements.

(04-1355-77) T-74154

1356. That an advance green feature be installed for westbound traffic during both morning and evening rush hour periods, Monday to Friday, in the traffic control signals at the intersection of Burnhamthorpe Road and Wolfedale Road.

(04-1356-77) 86-77

1357. That the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying the by-law revision, be executed by the Mayor and the Clerk. (Fire Access Route - 530 Lolita Gardens, 1180 Mississauga Valley Boulevard, 3170 Kirwin Avenue, 2288 The Collegeway, 2616-2626 Woodchester Drive and 2440 Hurontario Street.)

(04-1357-77) 86-77

1358. That Central Mortgage and Housing Corporation be advised that the cheque in the amount of \$31,000.00 representing a Municipal Incentive Grant, was received, and that this amount be placed in the account set up by the Treasury Department for this purpose.

(04-1358-77) 4-77

October 19, 1977

1359. (a) That the list of applicants attached to the report dated October 6, 1977, from the Commissioner of Engineering, Works and Building, be approved for further processing.
- (b) That the Building Division of the Engineering, Works and Building Department be authorized to process applications for grants and/or loans not to exceed \$7,500.00 each with the actual amount of grant or loan to be determined by inspection of the property under the Standards of Maintenance and Occupancy By-law Number 611-74, and pursuant to the Housing Development Act, Regulation 688/74.
- (c) That the officials of the City of Mississauga involved in this project be authorized to take all action which is necessary to process these loan applications.
- (d) That the Mayor and City Clerk be authorized to execute on behalf of the City of Mississauga any documents required in connection with the Ontario Home Renewal Program.

(04-1359-77) 161-77

1360. That the Building Construction Report for the month of September, 1977, be received.

(04-1360-77) 159-77

1361. That the letter dated October 13, 1977, from the Treasurer of Ontario, together with News Release, regarding the Parkway Belt West, be received and referred to the Commissioner of Planning for a report directly to General Committee.

(04-1361-77) 145-77

1362. That the Recreation and Parks Department place an entry in the Mississauga Santa Claus Parade and the costs (\$2-300.) be absorbed within the current budget of that Department.

(04-1362-77) 7-77

October 19, 1977

1363. That the Swimming Pool Agreement for 1977-78, between The Peel Board of Education and the City of Mississauga, be executed by the City.

(04-1363-77) 17-77
3-77

1364. (a) That Council authorize a cost study into the implications of implementing Zero Base Budgeting in 1978 as the basis for 1979 budgets.
- (b) That the usual requirement to obtain three competitive quotations be waived.
- (c) That Peat Marwick and Partners be invited to undertake the study at a cost not exceeding \$5,000 and to report by November 30th, 1977.
- (d) That the study be based on the terms of reference attached to the report dated October 18, 1977, from the Commissioner of Finance.

(04-1364-77) 33-77

1365. That the City Solicitor be instructed to settle the purchase of the Wharton Property (Transit Terminal) at the rate of \$87,000.00 per acre, plus all costs which total \$12,250.00

(04-1365-77)

1366. That the verbal presentation of Mr. J. Geisler, on behalf of New Peel Developments, with respect to the Management Agreement for the proposed condominium development located on Lakeshore Road and Southdown Road in Ward 2, be received.

(09-59-77) CDM 76-035

October 19, 1977

1367. That the proposed Declaration submitted by Mr. Stanley H. Zigelstein, solicitor on behalf of Vaughanfield Construction Limited, with respect to the proposed condominium development located on Bromsgrove Road in Ward 2, be approved, subject to the following amendment:

- (a) That Article 4, Section 2(b), be amended so that the maximum number of units permitted to be owned by one person or company, or group of persons or companies, shall be 10% of the total number of units.

(09-61-77) CDM 76-152
CDM 76-153

1368. (a) That the Condominium Development Committee no longer consider documents for industrial condominiums.
- (b) That the Condominium Development Committee prepare its comments for the Planning Department's consideration in the preparation of the Industrial Parking Study Report with respect to the parking requirements for industrial condominiums.
- (c) That, if the Condominium Development Committee has further areas of concern with respect to industrial condominiums, these concerns be noted and forwarded to the appropriate department so that new procedures can be instituted to alleviate the concerns.
- (d) That the Condominium Development Committee henceforth be referred to as the Residential Condominium Development Committee.

(09-62-77) 181-77

1369. (a) That all registered condominiums within the City of Mississauga be requested to rent a post office box to facilitate correspondence between the Municipality and condominium corporation.

October 19, 1977

ITEM 1369 CONTINUED

- (b) That the Peel Condominium Association be requested to provide the Municipality with a list of mailing addresses for all condominiums located within the City of Mississauga, and that this list be used solely for municipal business and be maintained with strictest confidence by the Municipality.

(09-63-77) 181-77

- 1370. That further consideration of the recommendation by the Planning Committee made on October 4, 1977, regarding the review of the Planning Act, be deferred pending a co-ordinated report from the Legal, Planning, Engineering and Finance Departments; this co-ordinated report to take into consideration comments from the Region of Peel.

(07-16-77) 12-77

- 1371. That the Planning Staff Report dated October 4, 1977, recommending approval of the Zoning By-law application under file OZ/39/77, Frasmet Holdings Limited be adopted; and further that Council hold a public meeting on this application when the implementing Zoning By-law is to be considered.

(07-16-77) OZ/39/77

- 1372. That the information concerning the applications received by the Planning Department during August 1977, be received.

(07-16-77) 12-77

- 1373. That the information concerning C.M.H.C. housing statistics for the months of March and April 1977, be received.

(07-16-77) 12-77

1374. The the information concerning the number of building permits issued by type of dwelling unit to the end of August 1977, be received.

(07-16-77) 12-77

1375. That the Planning Staff Report dated August 2, 1977 recommending approval of the Zoning By-law application under File OZ/83/75 Sylco Construction Limited and V & B Investments Limited be approved, subject to the following conditions:

- (i) That Wilcox Road be upgraded before construction of the townhouses commences;
- (ii) That the storm drainage problem which presently exists on Wilcox Road be rectified prior to the development of the townhouses; and
- (iii) That the construction access to the site be directly off Cawthra Road.

That the site plan for the rezoning application under File OZ/83/75, Sylco Construction Limited and V & B Investments Limited, be approved.

(07-16-77) OZ/83/75

1376. That the recommendation on page 2 of the Planning Staff Report dated September 20, 1977, on the Port Credit Secondary Plan namely:-

- (a) "That the Commercial designation for the property at 49 Mississauga Road North be changed to Residential High Density."

be approved and that the following policy statement be included in the Implementation Section of the draft Secondary Plan:

"Except in the case of lands presently zoned in a holding category, or proposed by this Plan for a holding category, the City will not initiate zoning changes to implement the land use designations of this Plan. Instead, this Plan recognizes a basically stable existing land use pattern, provides encouragement to future zoning change in certain areas, and restricts zoning change in other areas."

October 19, 1977

ITEM 1376 CONTINUED

- (b) That the following recommendation on page 5 of the Planning Staff Report dated September 20, 1977, on the Port Credit Secondary Plan be adopted:

"That the Commercial designation be retained for the properties on the south side of Lakeshore Road East between Elmwood Avenue and Cumberland Drive."

and further, that a specific policy statement be placed in the draft Secondary Plan to the effect that this aspect will be re-examined when the Secondary Plan is reviewed in five years time.

- (c) That the Planning Staff be requested to meet with the planning consultant representing the St. Lawrence Starch Company to re-examine the future use of lands owned by the St. Lawrence Starch Company, to consider the feasibility of public access across these lands to Lake Ontario and to review all other matters of concern raised in their previous submission:

That consideration of all recommendations pertaining to St. Lawrence Starch contained in the Planning Staff Report dated September 20, 1977, with respect to the Port Credit Secondary Plan, be deferred pending further discussion as indicated above.

That the Planning Staff be requested to consult the Credit Valley Conservation Authority with respect to the waterfront plan for the Port Credit area to ensure that the draft Secondary Plan and the waterfront plan are compatible and further to consider the long-term requirements for parks and open space in the Port Credit area.

- (d) That consideration of all recommendations pertaining to Texaco Canada Limited contained in the Planning Staff Report dated September 20, 1977, with respect to the Port Credit Secondary Plan be deferred pending a further report from the subcommittee created to consider the beautification of the refinery.

ITEM 1376 CONTINUED

- (e) That the following recommendation on page 8 of the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be referred back to the Planning Staff for further consideration of an alternative future use for this site; i.e. medium density, commercial:

"That the designation for the property on the south side of Lakeshore Road West between Maple Avenue South and Pine Avenue South not be amended from Commercial to Residential, but instead be amended to Highway Commercial."

and should Planning Staff continue to recommend a Highway Commercial designation for this site, that specific policies be prepared to control the permitted uses on this site.

- (f) That the following recommendation on page 9 of the Planning Staff report dated September 20, 1977, with respect to the Port Credit Secondary Plan be adopted:

"That the Conservation Area be eliminated from the draft Plan but the objective of preserving historic sites be retained, and that this task be undertaken by the Planning Department in conjunction with the City Curator and with the advice from the Local Architectural Conservation Advisory Committee, and further that policy (2.1.1.7) stating that prior to any residential development in the area the City undertake a comprehensive study to determine the nature and character of residential development, be deleted."

And further, that specific policies recognizing the historic tone and character of the proposed Conservation Area in Port Credit be placed in the draft Secondary Plan.

- (g) That the Planning Staff be requested to review the Engineering Department's parking study of the Port Credit area from an urban design perspective and to add planning recommendations prior to the incorporation of the parking study into the draft Secondary Plan.

October 19, 1977

ITEM 1376 CONTINUED

- (h) That the Planning Staff be requested to prepare specific policies to be included in the draft Secondary Plan to ensure that development will not obstruct the potential for the future construction of the Queen Street By-pass.
- (i) That the following recommendation on page 20 of the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:

"That the concept of a farmers market be retained as an objective, but without identifying a specific site in the plan."
- (j) That the following recommendation on page 26 of the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:

"That the pedestrian link along Pine Avenue be retained."
- (k) That the following recommendation on page 26 of the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:

"That the suggestion for a creative play area for children in Port Credit be referred to the Recreation and Parks Department for consideration."
- (l) That the following recommendation on page 27 of the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:

"That the property at the north corner of Mississauga Road North at Lakeshore Road remain in Commercial use and not be redesignated to Open Space."
- (m) That Item (iv) with respect to the use of existing parks on page 27 of the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be referred to the Recreation and Parks Department for consideration.

October 19, 1977

ITEM 1376 CONTINUED

- (n) That a statement of principle be placed in the draft Secondary Plan with respect to the bicycle and pedestrian pathways being separated when implemented.

(07-16-77) 12-77

- 1377. That the Planning Staff Report on the Population and Housing Study dated October 4, 1977 be deferred until the October 18, 1977, Planning Committee Meeting.

(07-16-77) 12-77

ENGINEERING WORKS & BLDG. DEPT.
RECEIVED FILE
CIT-6 1977

Route To	Initials	Date
R Osborne	[Signature]	9/12/77

16 111 70079
P-1

2614 Truscott Drive
Mississauga, Ontario
L5J 2B5
September 14, 1977

City of Mississauga
1 City Centre Drive
Mississauga, Ontario L5B 1M2

Attention: Mr. R. B. Osborne, C.E.T.
Subdivision Manager

Dear Sir;

We, the undersigned, residents and taxpayers of Ward 2, located on Truscott Drive, solicit your assistance to remove the traffic barriers on Una and Vey Roads, 289 signatures.

Also, attached please find copy of a petition submitted previously requesting the removal of the barriers by residents of Phedora Estates and other interested parties, 151 signatures, including local businesses.

These barriers were erected as the result of a petition by the residents of Padstow Crescent, partially supported by the Park Royal Community Association, 353 signatures.

They, the barriers, have had the following adverse effects on the community.

a) The residents of Truscott Drive who have had to put up with heavy and noisy traffic and live in constant fear of their children's safety, have now to suffer the added burden of increased traffic from Phedora Estates travelling to the Community Centre and local shopping plaza.

b) There have been several serious accidents in recent months on Truscott Drive resulting in personal injury and property damage.

✓ TO BE RECEIVED. REFERRED
TO WARD COUNCILLOR

S. J. P.

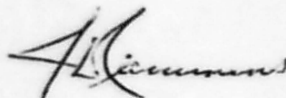
P-1(A)

- page 2 -

c) The residents of Phedora Estates feel they have been ostracized by the Park Royal Community by being denied their rights as taxpayers to easy access to all community facilities; e.g. - schools, parks, libraries, shopping facilities, and the Community Centre.

We would appreciate being notified of the results of the review of this matter by council and/or committee. Thank you for your co-operation.

Yours very truly,



J. D. Clemmens

JDC:rc

cc: Mrs. M. H. Spence, Ward 2 Councillor
City of Mississauga.

R1(B)

N E

ADDRESS

J. Zuidema 2739 TRUSCOTT DR

John Zuidema, 11

ENID ASKIN 2749 TRUSCOTT DR.

Polenta Coccioni 2245 BENEDET DR

Polenta Coccioni

G. Luarduri

2633 TRUSCOTT DR

G. F. Weiss

2682 TRUSCOTT DR

2682 Truscott Dr.

G. F. Weiss

2698 Truscott Dr

2710 TRUSCOTT DR.

J. FLAFFERTY

2712 Truscott Drive

C. Fowler

2720 C. Fowler { 2720 Truscott Dr.

Mrs. P. Jayman

2740 Truscott Dr.

Pete Ross

2750 " "

Barbara Hale

2754 Truscott Dr

E. J. Stephenson

2760, Truscott Drive

Stephenson

" "

Walter Kachauski

2766 Truscott Drive

Joan Kuchuk

2765 Truscott Dr.

Robert Kuchuk

2765 Truscott Dr.

W. Smith

2765 Truscott Dr.

W. Smith

2704 Truscott Dr.

W. Smith

2345 TRUSCOTT DR.

W. Smith

" " "

Dorothy Schuyte

2345 TRUSCOTT DR

Sally Chapman

2345 Truscott Dr.

M. J. Jones

Reba C. Shivers

2345 TRUSCOTT DR

Donna Skinner

" " "

P-1(C)

(2)

NAME	ADDRESS
Beryl Duckett	2206 Truscott Dr
G. Maniotti	2345 Truscott apt 701
Jul Vly	2345 Truscott apt 102
Karen Wenger	2345 Truscott apt 102
Cadya Borden	2360 Bunker Apt 1106
J. Thompson	2345 Truscott Apt 101
R. Jordan	2345 Truscott Apt. 106
B. Adams	2345 Truscott Apt. 228
R. W. W. W.	2345 Truscott R Apt 228
Ray Kulig	2345 Truscott Apt 223
Mayo & Glison	2345 Truscott Apt 222
Robert B. B.	2345 Truscott Apt 203
Angela Hendrix	1907 Reis Ct
J. J. J.	2345 TRUSCOTT DR. Apt. 319
J. J. J.	" " " 322
J. J. J.	2345 Truscott Dr. Apt. 322
J. J. J.	2345 Truscott DR. Miss Apt 323
J. J. J.	" " " Apt 324
Elizabeth Scott	2345 " " " Apt. 324
Mrs. Douglas	2345 " " " Apt. 317
Mrs. D. A. Horvath	2345 " " " Apt 327
Mrs. Susan E. Horvath	" " " " 328
Mrs. M. Radke	" " " " 328
L. L. L.	2345 TRUSCOTT DR " 330
L. L. L.	2345 Truscott Dr. # 330

P-1(d)3

NAME

ADDRESS

Rita Elliott
Bill Elliott

2641 Truscott Dr.

Ann Sterken
D. STERKEN

2653 Truscott Dr.

Miss G. Elliott
Mr. J. McLean
Mrs. J. McLean
Alice Burns

2657 Truscott Dr.
2661 TRUSCOTT DR
2665 Truscott Dr.

Cathy Waters
Pat Waters
Wm. J. J.

2675 Truscott Dr.
2675 Truscott Dr.
2679 Truscott Dr.

Thomas Gatti
Wm. J. J.
Helen Strnad
OSKAR STRNAD

2675 Truscott Dr.
2683 Truscott Dr.
2687 TRUSCOTT DR.
-- --

Sylvia J. Walker

2691 Truscott Dr.

Tom Walker

2691 Truscott Dr.

P. Sanders.

2694 Truscott Drive

A.R. Sanders. P. Sanders (P. & A) 2694 Truscott Drive.

Donna Jait

2703 Truscott Dr.

Harden B. Jait

2703 Truscott Dr.

Honore Harmer

2709 Truscott Dr.

Basil Harmer

2709 Truscott Dr.

Anne Masters

2719 Truscott Dr.

Wm. Masters

2719 Truscott Dr.

J. Mc Intosh

2723 Truscott Dr.

J. Mc Intosh

2723 Truscott Dr.

F. Sogka

2729 Truscott Dr.

D. Sogka

2729 Truscott Dr.

(4)

46

Pi(F)5

NAME	ADDRESS	Maid.
Mrs. J. S. Thomas.	2580 Truscott Dr.	Maid.
Mrs. J. S. Thomas	2314 Truscott Dr.	Maid.
A. J. Thomas	2374 " "	Maid.
George Taylor	2364 Truscott Dr.	
Mrs. Marion Smith	2356 Truscott Dr.	Mississauga
James S. Smith	2344 Truscott Dr.	Mississauga
John S. Smith	2340 Truscott Dr.	Mississauga
John S. Smith	2334 Truscott Dr.	Mississauga
John S. Smith	2330 Truscott Dr.	Mississauga
John S. Smith	2326 Truscott Dr.	Mississauga
John S. Smith	2322 Truscott Dr.	Mississauga
John S. Smith	2318 Truscott Dr.	Mississauga
John S. Smith	2314 Truscott Dr.	Mississauga
John S. Smith	2310 Truscott Dr.	Mississauga
John S. Smith	2306 Truscott Dr.	Mississauga
John S. Smith	2302 Truscott Dr.	Mississauga
John S. Smith	2298 Truscott Dr.	Mississauga
John S. Smith	2294 Truscott Dr.	Mississauga
John S. Smith	2290 Truscott Dr.	Mississauga
John S. Smith	2286 Truscott Dr.	Mississauga
John S. Smith	2282 Truscott Dr.	Mississauga
John S. Smith	2278 Truscott Dr.	Mississauga
John S. Smith	2274 Truscott Dr.	Mississauga
John S. Smith	2270 Truscott Dr.	Mississauga

P.1(g)

(6)

NAME	ADDRESS
Gordon Miller	2590 Truscott Dr.
Marion R. Bonner	2584 Truscott Dr.
Charles Bauer	2584 Truscott Dr.
Catherine Tesarsch	2580 Truscott Dr.
Keith Smith	2574 Truscott Dr.
Patricia Vandenberg	2570 Truscott Drive
Jack Vandenberg	2570 Truscott Drive
W. J. Smith	2564 Truscott Dr.
D.A. SNIDER	2600 Truscott Dr.
Mary Snider	" " "
W. MacLaren	" " "
W. MacLaren	2604 Truscott Drive
W. MacLaren	2574 Truscott Dr.
W. MacLaren	2560 " "
W. MacLaren	2554 Truscott Dr.
W. MacLaren	" "
W. MacLaren	2550 Truscott Drive
W. MacLaren	2538 Truscott Drive
W. MacLaren	2538 Truscott Drive
W. MacLaren	2528 Truscott Drive
W. MacLaren	2528 Truscott Dr.
W. MacLaren	2514 Truscott Dr.
W. MacLaren	2514 Truscott Dr.
W. MacLaren	2504 Truscott Dr.
W. MacLaren	2504 Truscott Dr.
W. MacLaren	2384 Truscott Dr.
W. MacLaren	2360 Truscott Dr.
W. MacLaren	2304 Truscott Dr.
W. MacLaren	2300 Truscott Dr.
W. MacLaren	2300 Truscott Dr.
W. MacLaren	2294 " "
W. MacLaren	2248 Truscott Dr.
W. MacLaren	2248 Truscott Dr.
W. MacLaren	2232 Truscott Dr.
W. MacLaren	2232 Truscott Dr.
W. MacLaren	2218 Truscott Dr.
W. MacLaren	2218 Truscott Dr.
W. MacLaren	2212 " "

40

(42)

K, (h) (7)

NAME	ADDRESS	APARTMENT
Walter E. Veltreer	2345 Truscott Dr.	apt 210
Isaac Shivers	2345 " "	apt 301
Synda Baisock	" "	apt 311
Carlyle Denton	" "	apt 311
Rodney Denton	" "	apt 311
W. J. Sime	2345 Truscott Dr.	apt 311
Jean Annand	2345 Truscott Dr.	apt 302
John Annand	" "	" "
Debra Keweenaw	2345 TRUSCOTT DR.	APT 305
Ann Bond	2345 Truscott Dr.	APT 332
Paul J. Bond	" "	APT 332
Don Bond	2345 TRUSCOTT DR.	APT 331
James Bond	" "	" "

(13)

P.1(I)

(8)

NAME

ADDRESS

Anne McKenzie 2149 Truscott Dr. Miss
 Ed. McKenzie
 Mrs. Frances Dwyer 2724 Truscott Dr. Mississauga
 Mrs. Marie Bennett 2668 TRUSCOTT DR. MISSISSAUGA
 Walter Nakonechny 2733 Truscott Drive, Mississauga, Ontario.
 Mrs. A. Leach 2734 Truscott Dr. Miss
 Mrs. H. McBayle 2443 Padstow Cres. Miss.
 Mrs. Marie Taylor 2744 Truscott Dr. Mississauga
 Mr. & Mrs. 2623 Truscott Dr. Mississauga
 Mrs. E. Allen 2623 Truscott Dr. Miss.
 Mrs. W. Hicins 2517 Truscott Dr.
 Mr. H. Giano 2517 Truscott Dr.
 Mrs. M. Sando 2524 Truscott
 Mr. J. Sando 2524 Truscott
 Mr. A.R. Davis 2518 Truscott Dr.
 Mr. E. Davis
 Mr. O'Shaughnessy 2534 Truscott Dr.
 Mr. O'Shaughnessy 2544 Truscott Dr. not in favor Day Rd
 Mrs. M. Jones 2559 Truscott Dr.
 Mr. R. Jones 2559 Truscott Dr.
 Mrs. Julia Lillard 2565 " "
 Mrs. June Day 2601 Truscott Drive
 DR. R. B. DAY 2601 Truscott Drive
 Deanne French 2591 " "
 Bill French " "
 F. G. Kent 2571 " "
 M. R. Kent " "
 Mrs. Mrs. B. Hynes 2585 " " ②
 Mr. Bob Hall 2581 " "
 Mrs. Myra Hall " "
 Bob Hall 91. " "
 Richard Hall " "
 Barbara Goff 2553 " "
 Ann Goff 2553 " "
 Mrs. Hedges 2545 " "
 Lisa R. Hedges 2545 " "
 Mary Gullard 2565 " "
 Jim Ireland 2565 " "
 Dan Ireland 2565 " "

(4)

7-1(1)

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

NAME	ADDRESS	PHONE NO.	REASONS
Alinda Hoje	2461 HAPPY TOW CRES	822-548	UNAUTHORISED PLAYGROUND
Alinda Hoje	3441 Park Royal CRES	822-548	GARBAGE DUMP -
T. Harede	PARK ROYAL VARIETY	822-9737	BUSINESS
P. Harede	1397 Queen St	822-3535	"
Cliff Lee	PARK ROYAL SHOPPING CENTRE	822-1614	To make access to shopping area.
T. Harede	Keene Place	822-3476	2, 3, 4
T. Harede	Park Royal Library	822-2400	Wants new, increased local access in place of car.
E. Harede	2207 Truscott Dr.	822-2315	1, 2, 3, 4
M. Harede	Park Royal 2 Fl.	822-1130	#3
S. Harede	Cross-Union Dept.	251-0539	#3
J. Harede	Park Royal Plaza	822-2728	#3
J. Harede	Clarkson Boutique	822-1322	#3
J. Harede	PARK ROYAL SHOPPING CENTRE	822-1322	#3
J. Harede	PARK ROYAL HEALTH	822-1332	BUSINESS
J. Harede	HAPPY TAGS	822-1332	BUSINESS
J. Harede	"	"	"
J. Harede	"	"	"
J. Harede	Park Royal Restaurant	822-1462	3
J. Harede	Park Royal Medical Centre	822-6677	Business
J. Harede	Park Royal Fish & Chips	822-1061	Business
J. Harede	2360 Bona Road		
J. Harede	Quinn Fine Footwear	822-9597	Shoe - Retail
J. Harede	Champagne Party	822-3730	Delic. + Bev.
J. Harede	Park Royal Hotel	822-2321	Residing
J. Harede	THE ROYAL BANK OF CANADA	822-1701	Business
J. Harede	CE 52-3 2425 Truscott Dr. MISSISSAUGA, ONT. L5J 2G4		

P-1(K)

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

AME	ADDRESS	PHONE NO.	REASONS
Torin Henderson	2582 BIRCH CR	823 5258	
Vikram PATEL	2572 BIRCH CR	822 4902	
John Palmer	2541 BIRCH CR	822 4984	
J. Falkowich	2541 Birch Cres	822-5904	
S.P. Tsang	2531 Birch Cres.	822-6112	
THURKILL	2541 Birch	823-2848	
Sokolova	2595 Birch CR	822-6932	
W. L. Wittstein	2576 Birch CR	822 9074	
K. E. Bach	2545 BIRCH CRES	822-9918	
J. B. L.	2661 BIRCH CR	N. P. W. E.	
Don Elmer	2665 BIRCH CR	822-0452	
J. Galt	2671 BIRCH CR	823-3132	
Charles Wicks	2675 Birch Cres.	823-2166	
George Winders	2685 Birch Cres	822-7201	
George Winders	2685 Birch Cres	822-7201	
J. J.	2691 Birch CR	823-2648	
W. J.	-	-	
W. J.	2701 BIRCH CR	823-9175	
W. J.	2705 BIRCH CR	823-9017	
W. J.	2711 Birch CR	823-1307	

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

NAME	ADDRESS	PHONE NO.	REASONS
Uffredo Facchini	2535 Birch Cr.	823-3149	
Inna Cammarato	2535 Birch Cr.	823-3149	
Mary McLaughlin	2551 Birch Cr.	823-2907	Live to Live
Umberto Hoare	2555 Birch Cr.	822-8642	Centre
Eric Thorne	2561 Birch Cres.	823-3581	
Paul D. D.	2565 Birch Cres.	822-3201	
Joe Jensen	2581 Birch Cres.	823-1682	
Joe Timowski	2575 Birch Cres.	823-1902	
Frank Hurdick	2562 Birch Cr.	823-5256	
Mike Mannella	2585 Birch Cres.	822-8729	
3. J. J. J.	258 BIRCH	822-8729	
Mary L. L.	2527 Birch Cres.	823-1902	
Val J. J.	2581 Birch Cres.	823-1682	
Felix J. J.	2581 Birch Cres.	823-1682	
Lina J. J.	2581 Birch Cres.	823-1682	
ALEX RUBINAR	2541 BIRCH CRES.	823-4628	
ALLEN ALE	2606 BIRCH CRES.	822-1704	
17 P. P.	2596 BIRCH CRES.	823-1091	
1. J. J. J.	2592 BIRCH CRES.	823-1630	
P. V. Lyn	2586 BIRCH CRES.	823-5296	

P-1(M)

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

NAME	ADDRESS	PHONE NO.	REASONS
Mr. H. Keffner	2481 Poplar Ave.	822-7082	all of the above
Mr. W. P. R. R.	2475 Poplar Ave.	823-4017	all of the above
Mr. J. Lipinski	2485 Poplar Ave.	822-6874	all of the above
Mr. B. R. R.	2531 Poplar Ave.	823-2874	" "
Mr. R. R.	2535 " "	823-5553	" "
Mr. R. R.	2531 Poplar Ave.	823-0348	" "
Mr. R. R.	2535 Poplar Ave.	823-3499	Una road my
Mr. R. R.	2550 Poplar Ave.	823-1723	" "
Mr. R. R.	2490 Poplar Ave.	823-2865	" "
Mr. R. R.	2476 Poplar Ave.	823-9711	Una road my
Mr. R. R.	2482 Poplar Ave.	823-1275	" "
Mr. R. R.	2476 Poplar Ave.	823-1217	Una road my
Mr. R. R.	2455 Poplar Ave.	822-5317	" "
Mr. R. R.	2451 Poplar Ave.	823-2705	all of the above
Mr. R. R.	2445 Poplar Ave.	822-3817	all of the above
Mr. R. R.	2435 Poplar Ave.	823-4041	all of the above
Mr. R. R.	2431 Poplar Ave.	822-7604	all of the above
Mr. R. R.	2425 Poplar Ave.	823-1709	" "
Mr. R. R.	2415 Poplar Ave.	822-8532	" "
Mr. R. R.	2344 Poplar Ave.	822-6018	" "

T-1(N)

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

NAME	ADDRESS	PHONE NO.	REASONS
Mr. Fantauzzi	2563 Padstow Cr	823-3207	1, 2, 3, 4
Mr & Mrs	2461 Padstow Cr.	822-4025	1, 2, 3, 4
Mr Pearson	2451 PADSTOW CR.	822-6439	1, 2, 3, 4 + UNLAWFUL PLAYGROUNDS + GARDENS
Renato Sisto	Hair Cutting shop	822-4040	3
Barry Sisto	42179 Kew Rd	823-2388	3
John Sisto	Hair Cutting shop	822-4040	1, 3
John Sisto	THE TORONTO-DOMINION BANK PARK ROYAL SHOPPING CENTRE 1618 MISSISSAUGA, ONTARIO L5J 2B4	822-4040	1, 3
John Sisto	MANAGER	822-4501	1, 2, 3, 4
Shirley Mann	2452 Poplar Cres	822-3542	1, 2, 3, 4
William T. Morrow	2452 Poplar Cres	822-3542	1, 2, 3, 4
L. Spizzurri	RIVERH (44125/26)	822-1442	1, 3, 4
Donald A. Blaker	ROBERTSON'S SKI	274-1815	1, 3
Robertson	Commercial Real Estate Ltd.	823-3400	1, 2, 3, 4
Robert A. Chasen	Park Royal Pop Shoppe	823-4554	3, 4
Travis Pearson	2451 Padstow	822-6439	UNLAWFUL PLAYGROUNDS + GARDENS

P-1(0)

The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

NAME	ADDRESS	PHONE NO.	REASONS
Miss A. H. H. H.	2386 Poplar Cres	822-9376	all of the above
Mr. H. H. H.	2392 Poplar Cres		all of the above
Mr. H. H. H.	2351 Poplar Cres	822-6815	all of the above
Mr. H. H. H.	2356 Poplar Cres	822-2414	all of the above
Mr. H. H. H.	2402 Poplar Cres	822-7184	all of the above
Mr. H. H. H.	2412 Poplar Cres	822-3942	all of the above
Mr. H. H. H.	2422 Poplar Cres	822-9349	all of the above
Mr. H. H. H.	2436 Poplar Cres	822-6147	all of the above
Mr. H. H. H.	2422 Poplar Cres	823-2290	" " "
Mr. H. H. H.	2442 Poplar Cres	822-2763	" " "
Mr. H. H. H.	2452 Poplar Cres	822-3502	" " "
Mr. H. H. H.	2456 Poplar Cres	823-5297	" " "
Mr. H. H. H.	2458 Poplar Cres	823-5241	" " "
Mr. H. H. H.	2495 Poplar Cres	822-5530	" " "
Mr. H. H. H.	2541 Poplar Cres	822-1326	" " "
Mr. H. H. H.	2541 Poplar Cres	822-1326	" " "

5) The undersigned hereby petition to have Una and Vey Roads opened to vehicular traffic, or in the alternative and in particular Una Road, for the following reasons:

1. Access to Phedora Estates for emergency vehicles.
2. Access to public and private schools.
3. Access to the Park Royal Shopping Plaza.
4. Access to Park Royal Community Centre.

[illegible]



City of Mississauga

MEMORANDUM

UD-2
OUR FILE #16-111-74043
OUR FILE #16-111-75086
OUR FILE #11-141-00011

To General Committee From William P. Taylor, Commissioner
Engineering Works and Building
Dept. E.M. Halliday, Commissioner
Dept. Recreation and Parks

4th August 1977

SUBJECT: Downstream watercourse improvement works to be carried out through lands known as the Bevarck property by the Balsam Woods developer.

ORIGIN: Engineering and Recreation and Parks Departments.

COMMENTS: When the Engineering Agreements for the Balsam Woods townhouse site were executed between the developer and the City in 1976, a separate security was given to the City by the developer, in the amount of \$280,000.00, for downstream improvement works on the Tecumseh Creek for the section of the watercourse between Lakeshore Road and Lake Ontario. At the time of this security being deposited with the City, there were several alternatives for the nature of the works to be carried out on this downstream watercourse portion.



In 1976 the City acquired these downstream lands known as the Bevarck site for park purposes, however with compensation to be made to the owners at some subsequent date. The compensation to be made for these lands will, in fact, be determined through the Land Compensation Board hearings yet to take place.

Also in 1976 there was a Committee set up to determine the nature of the park facilities to evolve on the Bevarck lands. One of the factors considered by this Committee was the nature of the works to be carried out on this watercourse that runs entirely through the lands. After a considerable period of time and several meetings, it has been agreed upon by the Engineering and Recreation and Parks departments of the City and by the developer's Consulting Engineers, being The Kleinfeldt Group, the nature of the works that will be carried out on this watercourse with the development of the surrounding lands as a park site. The estimated value of these proposed works is \$50,000.00.

UB-3(A)

General Committee

4th August 1977
Page 2

SUBJECT: Downstream watercourse improvement works to be carried out through lands known as the Bevark property by the Balsam Woods developer

When the developer deposited the \$280,000.00 security with the City, there was accompanying this a letter of undertaking outlining the various alternatives for the improvements to this watercourse through these lands. One of these alternatives for the least amount of works to be carried out had a stated estimated amount of \$18,000.00. Balsam Woods Limited subsequently deposited with the City a certified cheque in this amount, they taking the position that since City staff was unable to direct them to proceed with the carrying out of any of the alternatives that the City should, therefore, accept this \$18,000.00 cash payment and release their other security. The acceptance of this \$18,000.00 certified cheque by the City would terminate the Balsam Woods involvement with the watercourse. The City staff has been reluctant to direct Balsam Woods to proceed with any of these alternatives until compensation is actually made to the previous owners of the Bevark lands.

Balsam Woods Limited have issued a writ to the City to appear before the Supreme Court of Ontario for the release of their \$280,000.00 security and we would, therefore, ask General Committee and Council to consider the recommendation of this report so that the City can in fact benefit from the security by having the watercourse improvement works carried out through this future park site at this time.

RECOMMENDATION: It is therefore recommended that Balsam Woods Limited be directed to proceed with the carrying out of certain agreed upon improvement works to the Tecumseh Creek through lands known as the Bevark site, the value of

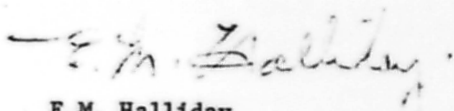
UB-2(B)

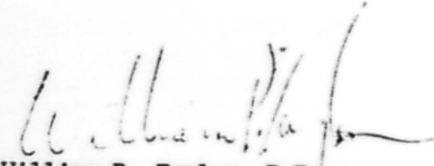
General Committee

4th August 1977
Page 3

SUBJECT: Downstream watercourse improvement
works to be carried out through lands known
as the Bevark property by the Balsam Woods
developer

these works being estimated to be \$50,000.00
and that their \$280,000.00 security be reduced
down to \$32,000.00 and that the City also retain
the \$18,000.00 certified cheque, also deposited
by Balsam Woods Limited, as the balance of the
amount to be secured.


E.M. Halliday
Commissioner
Recreation and Parks


William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

SDL:MP

c.c. Mr. R. Edmunds, Planning
Mr. E.M. Halliday, Recreation and Parks
City Manager

UB-4

EXTRACT FROM CITY OF MISSISSAUGA
GENERAL COMMITTEE OF COUNCIL

SEPTEMBER 28, 1977

A G E N D A

DELEGATIONS 9:00 A.M.

A. Mr. M. Weir, solicitor for Arpege Developments.

File: T-25359

SEE ITEM #1

MATTERS FOR CONSIDERATION:

1. Letter dated July 19, 1977, from Mr. M. Weir on behalf of Arpege Developments. This proposed plan of subdivision is located east of Clarkson Road, north of the Canadian National Railway Tracks. Mr. Weir makes two requests in his letter:

- (a) That his client not pay the 5% cash in lieu of land dedication in view of the fact that he is dedicating land to the City on which a very large oak tree is located;
- (b) That his client not pay for any costs of servicing along the frontage of the lands since there is a grade separation to go in.

Mr. Weir's letter was referred to the Commissioner of Recreation and Parks and to the Commissioner of Engineering Works and Building for a report.

With respect to (a) above, attached is a report dated August 8, 1977, from the Commissioner of Recreation and Parks in which he recommends:

- (i) That cash in lieu of land be taken as recommended in the Consolidated Report.
- (ii) That the reduced area of Block A, which includes the area covered by the dripline, be taken for the preservation and maintenance of the existing oak tree in public ownership. If it is determined that the tree cannot be preserved due to the proposed grade separation of Clarkson Road and the C.N.R., then that portion of Block A which is not required for the proposed grade separation, shall be incorporated into Lot 1 as spelled out in Item 14 of the Consolidated Report.

Continued....



City of Mississauga

MEMORANDUM

UB-4(c)

To A. B. ADAMSON

From E. M. HALLIDAY, COMMISSIONER

Dept. PLANNING

Dept. RECREATION AND PARKS

Report Request No. 202 - 77

August 8th, 1977

SUBJECT: Arpege Developments Limited, (Relief from the City requirement of 5% cash-in-lieu of parkland dedication).

SOURCE: Letter from Mr. M. Weir, July 19, 1977, solicitor for Arpege Developments Limited.

COMMENTS: The subdivision under discussion is located on Clarkson Road immediately north of the Canadian National Railway consisting of ten (10) single family lots, (see attached plan).

Arpege Developments Limited are concerned with the requirements of dedicating Block A to the municipality and paying cash-in-lieu of land for park purposes. During the course of processing the plan, the Department was made aware of a specimen oak tree within the area known as Block A and it was felt the tree should be retained in public ownership. In this regard the Department recommended cash-in-lieu of land and the dedication of Block A to the municipality for that purpose. It was also understood that if the tree could not be preserved due to the construction of a grade separation at the C.N.R. crossing, then that portion of Block A which was not required for the proposed grade separation would be incorporated into a building lot.

These comments and requirements were reflected in the Consolidated Report, of May 27/76 in Section A - Planning, item 6, 13 and 14 and Section B - Financial, item 1 (c), (see attached). On July 16, 1976, the Planning Department received a communication from Rogers Meyer and Partners Inc., planning consultants for the developer, accepting the conditions of draft approval noted above. In this regard, it has been our understanding that Arpege Developments Limited were in agreement with the technical requirements of the Consolidated Report and did not wish the subdivision to be reviewed. We also advise that there have been no discussions by the applicant with this Department to resolve any difficulties or misunderstandings.

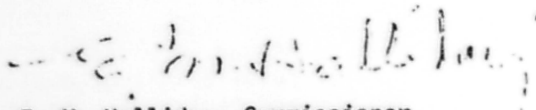
UB-4(d)

- 2 -

We are of the opinion, therefore, that cash-in-lieu should still be taken. However, through discussions with the Forestry Section, it appears that not all of Block A is required to preserve and maintain the Oak tree, and we would be willing to accept a reduced area which would include the area covered by the dripline.

- RECOMMENDATIONS:
1. Cash-in-lieu of land be taken as recommended in the Consolidated Report;
 2. That the reduced area of Block A, which includes the area covered by the dripline, be taken for the preservation and maintenance of the existing Oak tree in public ownership. If it is determined that the tree cannot be preserved due to the proposed grade separation of Clarkson Road and the Canadian National Railway track, then that portion of Block A which is not required for the proposed grade separation shall be incorporated into Lot 1 as spelled out in item 14 of the Consolidated Report.

Yours very truly,


E. M. Halliday, Commissioner
Recreation and Parks Department

/cmb



City of Mississauga
MEMORANDUM

UB-4(E)
OUR FILE #16-111-74124
OUR FILE #110141-00011

To Mayor and Members of
General Committee
Dept. _____

From William P. Taylor
Commissioner
Dept. Engineering Works and Building

4th August 1977

SUBJECT: Proposed residential site known
as Arpege Developments, T-25359.

ORIGIN: Request #203-77.

COMMENTS: 1. The consolidated report for this
development site dated May 27th, 1976,
contains a condition under Section 'C' -
Engineering - sub-section 7(c) worded
as follows:

The developer will be required to
contribute 50% of the monies for the
future reconstruction of Clarkson Road
North to the (equivalent of) a local
residential collector standard.

The conditions of this consolidated
report for draft plan approval of this
subdivision were, of course, agreed upon,
in writing, by the owners at that time as
per the standard policy.

2. The City will be constructing a grade
separation at Clarkson Road and the CNR
tracks and the City's portion of these costs
will be derived from the major road improve-
ment levy fund. Because these Clarkson Road
reconstruction costs are being obtained from
this fund, it is suggested that General
Committee consider the recommendation that
this developer, therefore, not be required
to contribute 50% of the equivalent costs
of a local residential street along his
site's frontage.

UB-4(F)

Mayor and Members of
General Committee

4th August 1977
Page 2

SUBJECT: Proposed residential site
known as Arpege Development
T-25359

RECOMMENDATION: That the consolidated report, dated
May 27th, 1976, for Arpege Development,
T-25359, Engineering file #16-111-74124
requirement as outlined in Section 'C',
sub-section 7(c) which reads:

The developer will be required
to contribute 50% of the monies
for the future reconstruction of
Clarkson Road North to the (equivalent
of) a local residential collector
standard

be retracted, i.e., that the developer not be
required to participate in these costs pertaining
to Clarkson Road.

6.
SDL:MP

W. P. Taylor
for William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

c.c. Mr. R. Edmunds, Planning
Mr. E.M. Halliday, Recreation & Parks
City Manager

UB-4(g)

DATE: May 27, 1976
FILE: T-25359

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY ARPEGE DEVELOPMENT
LIMITED

LOCATION East of Clarkson Road, north of the C.N.R. Tracks

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated March 19, 1976, further revised in red as shown on the attached plan.
2. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard prior to any submission to the City Engineering Department and as soon as possible after draft plan approval has been received, a list of proposed street names shall be submitted to the City Engineering Department.
3. An agreement is required to the effect that any existing buildings on the plan will be removed at the applicant's expense unless such buildings will conform with the requirements of the Zoning By-law after registration of the plan.
4. Prior to registration of the plan satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing roads by vehicles used in conjunction with building operations on the subject lands.
5. Development of the subject lands shall be staged to the satisfaction of the City.
6. Prior to the registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a comprehensive arborist's report indicating the existing trees on the site, those to be retained and the methodology proposed for their retention including areas affected by above and below ground service.
7. All proposed flood control and conservation works shall be designed and carried out to the satisfaction of the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources.

UB-4(H)

- 2 -

DATE: May 27, 1976
FILE: T-25359

8. Block A shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the block when combined with adjacent lands will permit development in accordance with the Zoning By-law.
9. Satisfactory arrangements shall have been made prior to the installation of services for all access to the site for builder's and construction traffic to be via Street 'A' to Clarkson Road, south to Lakeshore Road. No construction traffic will be allowed via Clarkson Road North.
10. The horizontal and vertical alignments of all roads including their relative intersection geometrics shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.
11. Prior to the registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
12. Prior to the registration of the plan, the City and the Canadian National Railway shall have approved the provision of noise abatement measures designed to protect the development from noise associated with the Canadian National Railway right-of-way. In this regard, as partial satisfaction of this request a solid screen fence shall be provided along the railway to create a sound shadow the height of which will touch a straight line terminating at the highest point of the roofs, excluding the chimneys of the dwellings to be constructed on Block A and Lots 8 to 11 inclusive. In addition, tree screening shall be provided along the Canadian National Railway right-of-way along the rear boundaries of Block A and Lots 8 to 11 inclusive. Further, the owner shall agree in the Subdivider's Agreement that a covenant running with the land be included in all deeds obliging the purchasers of the land to maintain the fence to be erected along the Canadian National Railway right-of-way, in a satisfactory condition at their expense.
13. A cul-de-sac shall be constructed at the easterly limit of Street A and remain until such time as Street A is extended. In this regard, the additional property required for the cul-de-sac shall be deeded to the City and in the event that Street A is extended this additional property shall be deeded back to the adjacent property owners.
14. Prior to the registration of the plan, arrangements shall have been made to the satisfaction of the City, to accommodate the requirements of the future grade separation of Clarkson Road and the Canadian National Railway tracks including road widenings.

UB-4(I)
7

- 5 - DATE: May 27, 1976
 FILE: T-25939

15. Block B shall be deeded gratuitously to the City in order to preserve in public ownership the existing white oak tree located on this block. In this regard, the arborist's report required pursuant to Condition 6 shall determine the impact of the proposed grade separation of Clarkson Road and the Canadian National Railway tracks on this tree, and if it is determined that this tree cannot be preserved, then that portion of Block B which is not required for the proposed grade separation shall be incorporated into Lot 1. See also Conditions 6 and 14.

SECTION B - FINANCIAL

1. Payments to be made to the City

- (a) Financial contributions in accordance with current levies.
- (b) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.
- (c) To meet the requirement of Section 33 (5)(a) of The Planning Act, it is recommended that cash in lieu of land be accepted.
- (d)(i) A fee for engineering services provided by the City Engineering Department to be determined as a percentage of the total estimated value of services to be assumed by the City, including consultants' fees, as follows:
 - For registrations smaller than \$100,000.00 - 4-1/2% of estimated cost of services, but not to exceed \$4,000.00.
 - For registrations from \$100,000.00 to \$500,000.00 - 4% of estimated cost of services, but not to exceed \$17,500.00.
 - For registrations above \$500,000.00 - 3-1/2% of estimated cost of services.
- (ii) Payment Procedure
 - Prior to first Engineering submission - \$200.00 per gross acre (\$494.21 per gross hectare).
 - Prior to registration - total engineering charges, less previous payment as above.

UB-4(j)

- 4 -

DATE: May 27, 1976
FILE: T-25359

- (iii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.
- (e) A fee of \$42.00 per dwelling unit for the services of the City Planning Department.
- (f) Payment of all outstanding assessments which have been levied against the property.
- (g) Payment in cash is required to cover the cost of planting trees on all road allowances in accordance with current City standards and specifications.
- (h) Financial contributions of \$2,000.00 per gross acre (\$4,942.10 per gross hectare) for major road improvement
- (i) Financial contributions of \$2,000.00 per gross acre (\$4,942.10 per gross hectare) for major watercourse improvements.

NOTE: In regards to Section B - Financial, Items 1(h) and (i), any work the developer is required to undertake on the subject lands with respect to major road or watercourse improvements will be assessed against the per acre (hectare) levy during the detailed engineering submission.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City as co-insured, for liability and property damage in the amount of \$500,000.00. This policy must cover blasting operations and be paid up for three years.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, cash, negotiable securities or a 100% Performance Bond equal to the estimated cost of services, must be furnished prior to the execution of the Agreement. A 5% cash deposit shall also be required over and above that of the Bond to a maximum of \$10,000.00.

UB-4(K)

- 5 - DATE: May 27, 1976
FILE: T-25359

SECTION C - ENGINEERING

1. Maintenance Guarantee

All underground services shall be guaranteed for a minimum period of one year after preliminary approval of all underground services has been given by the City, but they shall not be released from the maintenance period until at least the base course of asphalt has been constructed on all roads within the subdivision.

All above-ground services shall be guaranteed for a period of three years after preliminary approval of the above-ground services has been given by the City.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

UB-4(L)

DATE: May 27, 1976
FILE: T-25359

- 6 -

4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

The sanitary sewer outlet for the subject lands is available on Clarkson Road.

5. Storm Drainage

Storm sewers with connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.

All channel improvements, bridges, culverts and other drainage structures or improvements shall be subject to the approval of the Commissioner of Engineering, Works and Building, the Credit Valley Conservation Authority and the Canadian National Railway.

All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering, Works and Building.

The storm sewer system shall be designed to conform with the reduction in run-off theory recently adopted as City Policy.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering, Works and Building.

The storm sewer outlet for the subject lands is the Birchwood Creek. External easements will be required for the necessary storm sewer connecting links. See also Section A - Planning, Item 7.

UB-4(M)

- 7 -

DATE: May 27, 1976
FILE: T-25359

6. Backlot Drainage

The developer will be responsible for the proper backyard drainage of all lots within the plan and all backyards abutting the plan. An area grading plan must be prepared by the developer's Engineer in accordance with City standards and form part of the Subdivision Agreement.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 6.

All drainage ditches or depressions shall be sodded.

7. Roads

- (a) All roads shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.

- (b) The following is a summary of the various road classifications for the subject lands:

Name	Classification	No. of Lanes	R.O.W. Width	Road Width
Street 'A'	Local Residential	2	66 (20 m)	28' (8.5
Clarkson Rd.	Local Residential Collector	4	86 (25 m)	46' (14
Balsam Ave.	Local Residential	2	66 (20 m)	28' (8.5

- (c) The developer will be required to contribute 50% of the monies for the future reconstruction of Clarkson Road South to a local residential collector standard.
- (d) Access to Lot 1 shall be from the south-easterly portion of the lot, at right angles to Street 'A' and as far removed as possible from the intersection of Street 'A' with Clarkson Road.

UB-4(N)

- 8 -

DATE: May 27, 1976
FILE: T-25359

8. Sidewalks

A standard 5-foot (1.5 metre) wide concrete sidewalk will be required along one side of Street 'A' and it is suggested that cash in lieu be accepted for the other side.

9. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

10. Landscaping

All portions of road allowances not covered by roads or sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

All blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering, Works and Building.

Block B shall be graded, levelled with top soil and sodded with No. 1 nursery sod. Specifications for this work are to be prepared by the Engineering Department and the Parks Department and included in the Engineering Agreement.

Fencing and tree screening is required along the rear boundaries of Block A and Lots 8 to 11 inclusive. See also Section A - Planning, Item 12.

11. Widenings

Sufficient rights-of-way for all the roads associated with the plan, in accordance with the widths specified under Section C - Engineering, Item 7, are to be dedicated prior to registration.

In addition, provision shall be made for any widenings required for the future grade separation at Clarkson Road and the Canadian National Railway tracks. See also Section A - Planning, Item 14.

UB-4(0)

- 9 - DATE: May 27, 1976
FILE: T-25359

12. Easements

Any external easements required to service the property must be obtained by the applicant prior to registration and deeded gratuitously to the City or Regional Municipality of Peel.

All easements within the plan which are required for proper servicing of the land, shall be deeded gratuitously to the City or Regional Municipality of Peel.

13. Hydro

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

The applicant should contact Hydro Mississauga to determine the precise extent of their requirements.

14. One-foot Reserves

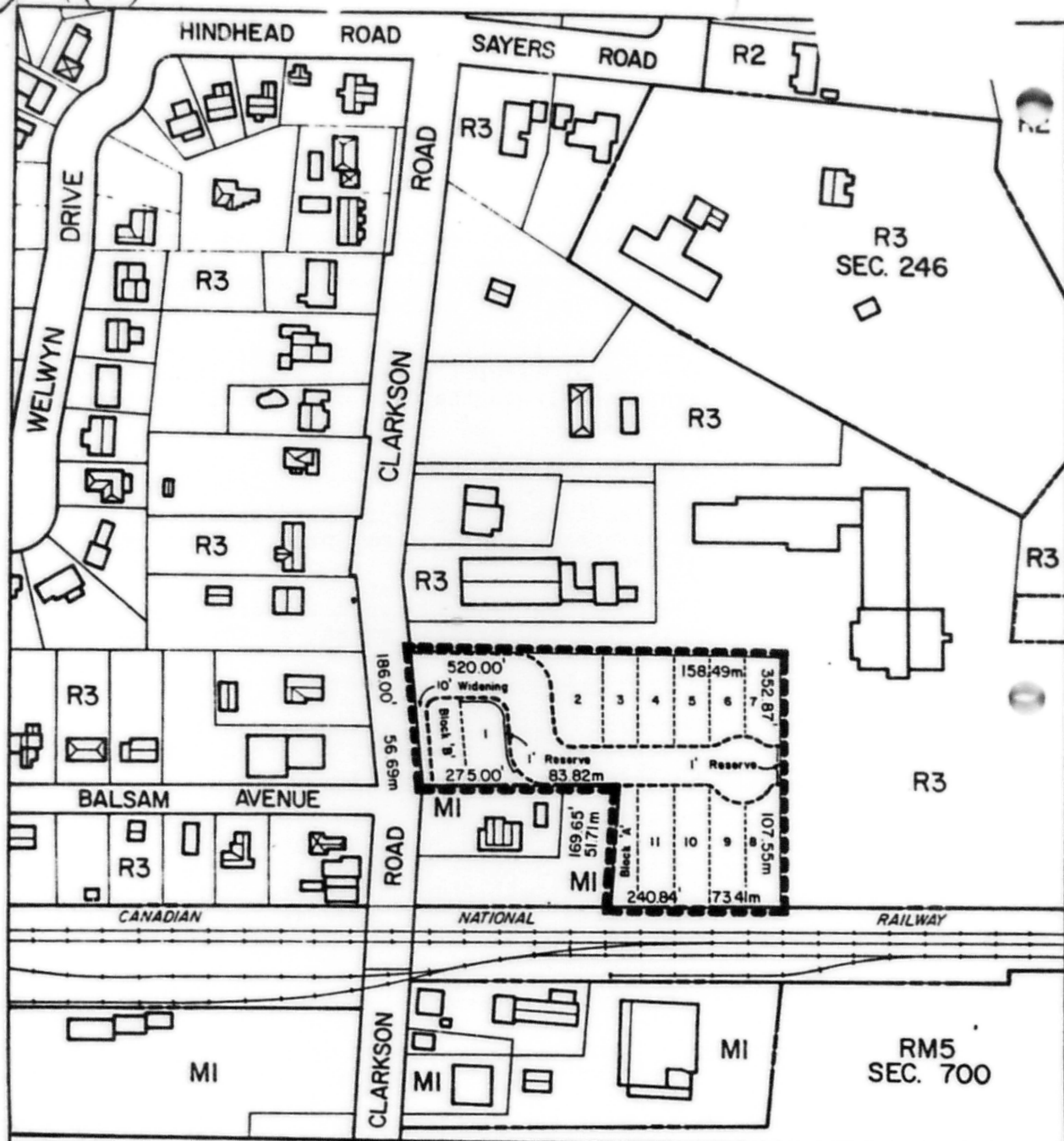
One-foot (0.3 metres) reserves, shall be deeded gratuitously to the City, are required as shown on the attached draft plan.

15. Street Lighting

Arrangements shall be made with Hydro Mississauga for the installation of all necessary lighting facilities to be undertaken at the developer's expense.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE MINISTER. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.

UB-4(P)



ARPEGE DEVELOPMENTS



— AREA OF DRAFT PLAN T-25359

CITY OF MISSISSAUGA PLANNING DEPARTMENT



SCALE: 0' 100' 200'

FILE NO T-25359

DWG. NO 431

DATE: MAY, 1976

UB-5

EXCERPT FROM THE OCTOBER 4, 1977 PLANNING COMMITTEE MINUTES

REPORTS

ITEM 4

The Planning Act Review Committee

The Committee considered the planning staff response to the Report of The Planning Act Review Committee and Mr. W. Waite, Director of Long Range Planning and Research, reviewed the recommendations as outlined in the report.

RECOMMENDATIONS: Moved by Mr. Taylor

That Recommendation 3(h) of the Planning Staff Report on Report of The Planning Act Review Committee be amended by the addition of the words "in consultation with the constituent municipalities", so that the section reads:

"The terms of reference for and the authority of the proposed Inter-Regional planning committees should be defined in consultation with the constituent municipalities before such committees are established."

And further, that Recommendation 3(j) be deleted from the Planning Staff Report on Report of The Planning Act Review Committee so that the recommendations as amended now read:

1. That the Report of the Planning Department dated October 4, 1977 be submitted to the Minister of Housing as the City of Mississauga response to the Report of The Planning Act Review Committee.
2. That the proposals of the Report of The Planning Act Review Committee which are supported in the Report of the Planning Department of October 4, 1977 be endorsed.
3. That the following items be referred to the Ministry of Housing as aspects of the Report of The Planning Act Review Committee with which Mississauga is concerned and requests clarification or amendment:

✓

TO BE RECEIVED RESOLUTION AVAILABLE
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UB-5(A)

- 2 -

- (a) Time limits should be established by regulation for decisions by the Minister of Housing and/or the municipalities with respect to OMB reports, and for the Minister's decision on Regional objections to Local proposals.
- (b) It should be clarified whether the absence of a Provincial veto of a municipal action within the 60 day period can be assumed to indicate Provincial commitment in terms of both policy and funding.
- (c) With respect to the division of responsibility for environmental assessment between the Regional and Local levels, Regional participation in environmental assessment should be limited to defined Regional interests.
- (d) Regional planning responsibilities should be further examined to clarify the distinction between Local and Regional interests such that local autonomy and independence on planning matters is more directly supported.
- (e) The basis for delegating subdivision approval from the Region to Local municipalities should be established. Until such delegation takes place, Regional approval of subdivisions should be limited to defined Regional interests expressed in adopted Regional policy.
- (f) Rather than allowing the Province or Region to establish development standards, to encourage more affordable housing, a more appropriate course of action would be to require the Province and the Region to establish housing policies which incorporate objectives for affordable housing, and permit the Region to object, and/or the Province to exercise its veto power to those local proposals which are not consistent with the objectives.

UB-5(B)

- 3 -

- (g) In addition to permitting the Region to object to the Minister regarding Local planning actions, provision should also be made for Local municipalities to object to the Minister Regional planning decisions and policies.
- (h) The terms of reference for and the authority of the proposed Inter-Regional planning committees should be defined in consultation with the constituent municipalities before such committees are established.
- (i) Regarding public involvement, the distinction should be clarified between the proposal (24) that "the requirements for general public involvement in the formulation of municipal plans should not be specified in the Act, but should be determined ... in a formal planning statement", and the proposal (25) that "the Act should provide that all potentially affected parties have the right to be notified of all municipal planning proposals, to present their views .. and to appeal municipal planning decisions".
- (j) Plans of subdivision should require public involvement if there has not been public involvement in the development proposals through rezoning procedures during the previous two years.
- (k) With regard to the intended relationship between municipal plans and other planning actions (e.g. zoning, public works, environmental concerns), the legal status of "having regard for" should be more fully explained.
- (l) It should be mandatory that an Official Plan be monitored with respect to the achievement of goals and objectives, and a report prepared on the results of the monitoring should be submitted to Council at least once during the lifetime of each council, but all planning policies should not have to be reviewed and re-endorsed by each successive council.

UB-5(c)

- 4 -

- (m) With regard to Section 35a, in addition to size factors, the characteristics of location should be included in The Planning Act as bases for applying site plan review under Section 35a of The Planning Act.
- (n) Universal part-lot control should be retained.
- 4. That the Report of the Planning Department dated October 4, 1977 be sent to the Region of Peel for information.
- 5. That the Report of the Planning Department dated October 4, 1977 be sent to the Municipal Liaison Committee for information.

The Committee directed that this item be forwarded directly to the next Council meeting.



CITY OF MISSISSAUGA

MEMORANDUM

UB-7

To General Committee
Dept. _____

From Mr. A. D. Grannum
Dept. Committee Co-ordinator


October 18, 1977

Re: Recreation and Parks Committee
(October 17, 1977)
File 17-77

The Recreation and Parks Committee, at its meeting on Monday, October 17, 1977, made the following recommendation:-

- a) That the Credit Valley Lions Club be congratulated in their 40th Anniversary and that in recognition of their 40 years invaluable voluntary service to the community, a plaque costing not more than \$200.00, with the names of the 40 Presidents inscribed thereon, be presented to the Credit Valley Lions Club.
- b) That the existing policy regarding the Recognition and Promotional Give-A-Way Programmes, be examined to ascertain whether the programme could be augmented to include provision for recognizing service clubs and voluntary organizations on their 25th and 50th Anniversaries.

ADG/pj


Arthur D. Grannum
Committee Co-ordinator



I-24

October 24, 1977.

Chief D.K. Burrows,
Peel Regional Police,
168 Kennedy Rd. South,
Brampton, Ontario.

Dear Doug,

Further to my correspondence and the subsequent 'phone calls from yourself and both divisions, I am pleased to advise you of the complete co-operation I have received (and am receiving) from you and your staff.

This is not meant to minimize the impact of the ongoing problems that your department faces on a daily basis. It is meant to say that those problems that have been brought to my attention that have in turn been referred to your department, have been replied to quickly.

Communication and public relations are of utmost importance and, in particular, I would like to commend Staff Inspector Bill Snarr and Inspector E.R. MacDonald for their continuing efforts in these areas.

I am confident that if we attack the problems in concert as legislators and line departments, we can provide the maximum of services that funds and circumstances allow.

Best regards,

Frank Bean,
Councillor,
City of Mississauga.

c.c. No.11 Division
No.12 Division

/lm

TO BE RECEIVED



L-25

October 24, 1977.

Ms. Leslie Robinson,
Tenant Action Centre,
469 Hensall Circle,
Unit #9,
Mississauga, Ontario.
L5A 3P4

Dear Ms. Robinson,

I am concerned about the article that appeared in Friday's Star (copy attached).

I do not mean to detract from the example you relate which I am sure exposes a real hardship for the family involved. I am also concerned about your attack on the system and in particular our By-laws and our Legal Departments. I have asked our staff for reports both on the example you have used and on our present system.

I would expect that if you and your agency (or any other agency, or indeed, any individual) finds one or more of our systems that could be improved, they would fully investigate the problem and bring their constructive criticisms to the legislators where changes can be effectively made. To do otherwise does little to maintain credibility for you and in turn your agency.

I look forward to seeing you appear as a deputation at a Council meeting in the near future.

Sincerely,

Frank Bean,
Councillor - Ward 3.

TO BE RECEIVED

c.c. Mr. C. Moore, By-law Enforcement
Mr. B. Clark, Legal Department

Building bylaw enforcement under attack

TORONTO
STAR
OCT. 21/77

By PETER RICKWOOD
Star staff writer

Tenants in Mississauga could be suffering needlessly because of delays in the enforcement of bylaws, a spokesman for the city's Tenant Action Centre said yesterday.

Leslie Robinson, a full-time worker at the centre, was commenting after a couple whose rented home has a gaping hole in its ceiling learned that their landlord plans to demolish the property.

Fred and Lillian Sponagle, their two cats and two dogs are faced with finding a new home in February.

RECEIVED \$800

They received an \$800 settlement from landlord Michael Goldstein and need only pay half the regular \$300 rent for the rest of their stay.

But, said Ms Robinson, if bylaws had been enforced when the couple first contacted the city's bylaw enforcement department, they would probably have been able to stay in their home.

She said that the Sponagles got in touch with the department nearly a month before their ceiling caved in, in an effort to get repairs carried out.

Rain was coming through their roof and leaking through ceilings.

During a storm in September the plaster ceiling over a bedroom collapsed and damaged some of their belongings.

The couple are now unable to use the three bedrooms of the bungalow on Little John Lane because of the damage.

Ms Robinson said that the Sponagles talked to the bylaw enforcement office on Aug. 19.

But by Sept. 26 the results of the title search required before a bylaw enforcement order can be served had still not been received by the enforcement office, she said.

"A land title search takes 10 minutes," Ms Robinson said.

LEGAL DEPARTMENT

"But an enforcement officer has to have the city's legal department do it for him."

Because of the delays, said Ms Robinson, "it probably isn't worthwhile invoking the bylaws."

An application for a Canada Works Grant to enable the Tenant Action Centre to investigate the needs for changes to bylaws in Mississauga and propose changes was turned down this week.

Charlie Moore, the city's manager of bylaw enforcement and licensing, said yesterday that it can take from four to six months to process standards of accommodation bylaws.

The procedure involves title and company searches where necessary, before an approach is made to property owners.

And property owners served with an enforcement order can appeal to a committee, which then has to be set up, Moore said.

Nor does the department have complete jurisdiction over these matters, Moore said.

"If the landlord is of the opinion that it is not worth while repairing or renovating a building, he can give notice to the tenants of 180 days to demolish."

"We would have to accept this," he said.

Moore said that even with "50 men" instead of his five-man enforcement office "we couldn't move any faster."

In the case of the Sponagles, regulations are not being strictly enforced to give the couple time to find another place to live.

Ms Robinson said there is no way the couple will find another good house to rent for \$300. "They'll either have to take a dump or pay a lot more," she said.

With the help of the Tenant Action Centre the Sponagles will receive from their landlord this month's rent of \$300, their \$230 deposit, plus \$55 interest on the last month's rent and \$215 for damages to goods and furnishings.

The couple have lived on Little John Lane since 1974.

I-25(A)

I-26

The Regional Municipality of Peel

October 17, 1977

Mr. T. L. Julian
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

RECEIVED
REGISTRY NO. 10117
DATE OCT 19 1977
FILE NO. 31-77
CLERK'S DEPARTMENT

Dear Sir:

Subject: Basement Flooding - Park Royal Area
Our Reference: 77-338

This is to inform you that Council on October 13, 1977, passed the following resolution with respect to the basement flooding in the Park Royal area:

"Whereas there has been flooding of a number of homes in the Park Royal Area on three separate occasions in the past four years;

And whereas, the Engineering Department has been unable to satisfactorily determine the cause of flooding;

And whereas, until the cause is determined it is impossible to put forth a guaranteed solution to the flooding problem;

Therefore, be it resolved that the Council of the Regional Municipality of Peel hire an independent engineering firm to investigate the system in the area, determine the cause of the problem and find a solution subject to 50-50 cost sharing with the City of Mississauga;

And further, that this resolution be forwarded to the City of Mississauga."

Would you please bring this resolution to the attention of your Council.

David A. Humphreys
David A. Humphreys
Clerk's Assistant

✓ TO BE RECEIVED. REPORT
REQUESTED FROM W. TAYLOR
(R.#289-77)

DAH:nb
cc: W. J. Anderson, Commissioner of Public Works
Helen MacRae, Clerk's Assistant



City of Mississauga

MEMORANDUM

To ALL MEMBERS OF COUNCIL

From T. L. Julian

Dept. _____

Dept. City Clerk

October 21, 1977

ADDITIONAL ITEMS FOR CITY COUNCIL AGENDA OCTOBER 24, 1977

1. DEPUTATION

Mr. Fine representing Samuel Sarick Limited will appear before Council concerning Item UB-6 listed on the agenda with respect to CDM 76-133, proposed condominium located on Montevideo Road in Ward 4.

2. REPORTS FROM MUNICIPAL OFFICERS

R-9 - FILE 113-77 - LANDFILL SITE
FILE 35-77 - REGION OF PEEL

Report dated October 21, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, with respect to Gas Control Improvements to the Newman Landfill Site. To be received. By-law Available.

R-10 - FILE 86-77 - TRAFFIC BY-LAW

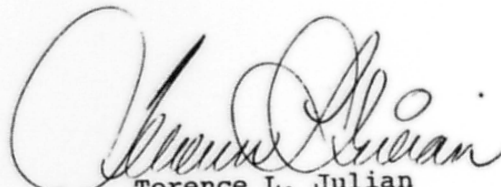
Report dated October 21, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, with respect to the change in the rate of speed on City of Mississauga roadways from m.p.h. to km/h. To be received. By-law Available.

PAGE 2

3. MOTIONS

- (a) Motion re Christmas Season Holidays.

Also attached is a report dated October 20, 1977, from Mr. Tyrrell Clark, Assistant Solicitor with respect to UB-6 listed on the agenda concerning CDM 76-133 proposed condominium located on Montevideo Road in Ward 4.


Terence L. Julian
City Clerk

TLJ/sjl
encl.



City of Mississauga

FILE REFERENCE: 11 141 00010
22 141 00011
11 321 78003

MEMORANDUM

RECEIVED

To Mayor and Members of Council

REGISTRY NO. 10219

From William P. Taylor, P. Eng.

DATE OCT 21 1977

Dept. Engineering, Works & Building

Dept.

FILE NO. 113-77
35-77

CLERK'S DEPARTMENT

October 21, 1977

SUBJECT:

Newman Landfill Site Gas Control.

ORIGIN:

Request Number 235-77 - Letter from Regional Municipality of Peel dated August 17, 1977 - Clerk's Files 113-77 and 35-77.

COMMENTS:

The Engineering, Works & Building Department reported to General Committee on September 28, 1977 in response to the above referenced Request Number 235-77. The recommendations contained in such report were adopted by Council on October 11, 1977. (Copy of report attached).

Item 4 of the report reads as follows:-

"That the Ministry of the Environment be requested to provide a grant to the City of Mississauga in the amount of \$4,000.00".

We are, therefore, in accordance with the foregoing, attaching hereto a By-law with respect to Gas Control Improvements to the Newman Landfill Site, and an Agreement between the Ministry of the Environment and the City of Mississauga for the approval of Council, in order that Item 4 may be implemented.

RECOMMENDATION:

That the By-law to authorize the execution of the Agreement with the Ministry of the Environment, to provide for payment to the City of Mississauga of certain costs to be incurred by the City in respect of Gas Control Improvements to the Newman Landfill Site, be adopted by Council.

mh

Att.

c.c. City Manager,
Commissioner of Planning,
Commissioner of Recreation &
Parks,
A. E. McDonald, P. Eng.

A E McDonald

William P. Taylor, P. Eng.,
Commissioner.

✓ TO BE RECEIVED
BY-LAW AVAILABLE

City of Mississauga

MEMORANDUM

FILE REFERENCE: 11 321 78003
22 141 00011
11 141 00011

K-9(H)

To Mayor and Members of General Committee
Dept.

From William P. Taylor, P. Eng.
Dept. Engineering, Works & Building

September 22, 1977

REQUEST NUMBER 235-77

SUBJECT:

Newman Landfill Site.

ORIGIN:

Letter dated August 17, 1977 from the Region of Peel.

COMMENTS:

Regional Council, on August 11, 1977, approved the following recommendation from the Regional Public Works Committee:-

"PW-203-77

That the Region design and estimate the cost of a landfill gas monitoring and collection system for the Newman Landfill Site, and report its findings to the City of Mississauga;

And further, that the Region install the above mentioned landfill gas monitoring and collection system, provided that the City of Mississauga:-

- a) provides the required funds;
- b) obtains the requisite permission to enter the necessary lands;
- c) indemnifies the Region of any liability arising from the construction, maintenance and operation of the system;

And further, that the Region include in the permanent gas treatment (burner) facility, sufficient capacity to treat landfill gas from the Newman Site subject to the City of Mississauga approving funds to cover the costs of this extra capacity requirement and the construction of this facility on the Pinchin lands;

And further, that the Solicitors of the Region and the City negotiate the required agreement."

Subsequent to this action, we were advised by Mr. W. J. Anderson, Regional Commissioner of Public Works, that the estimated cost of this installation is \$70,000.00. This cost includes engineering, design, labour and materials, and supervision of installation for both the gas monitoring and collection system. It should be pointed out that these costs do not include the maintenance of the system, nor the treatment of the gas collected. Both of these extra costs can be shared on a pro-rated basis of the number of feet of header and venting wells each Municipality is responsible for; i.e. existing landfill site - Region and Newman Landfill Site - City.

continued.....

K-4(B)

Page 2

Mayor and Members of General Committee: - continued

COMMENTS:
(continued)

The actual costs will, of course, be subject to public tender. Due to the time required to install the monitoring system (one month after approval), and the gas collection system (four months), the split in funds required in the respective fiscal years would be as follows:-

1977 - \$30,000.00
1978 - \$40,000.00

We have also been advised by the Ministry of the Environment that a grant of \$4,000.00 would be forthcoming to the City of Mississauga against the cost of this work completed in 1977. We would further advise that the venting wells will provide some release of the landfill gas and the monitoring program will provide information about the extent of gas migration in order that the header system and collection system can be properly designed. There were no funds provided for this work in our 1977 Budget and, therefore, funds will have to be provided.

RECOMMENDATIONS:

- 1 -That the Region of Peel be requested to design and install the gas monitoring and collection system for the Newman Landfill Site.
- 2 -That funds in the amount of \$30,000.00 be provided in the 1977 Budget of the Engineering Department from the Contingency Fund to cover the portion of the work to be done in 1977.
- 3 -That funds in the amount of \$40,000.00 be approved in the 1978 Current Budget of the Engineering Department to cover the collection system which will be undertaken in 1978.
- 4 -That the Ministry of the Environment be requested to provide a grant to the City of Mississauga in the amount of \$4,000.00.
- 5 -That the Region of Peel advise the City of Mississauga of the properties required to be entered upon, and the Property Agent for the City be requested to obtain the necessary permission to enter.
- 6 -That the City Solicitor be requested to negotiate with the Regional Solicitor an agreement which will indemnify the Region of any liability arising from the construction, maintenance and operation of the system.
- 7 -That the Region be requested to include in the permanent gas treatment burner facility proposed on the Pinchin lands, sufficient capacity to treat the gas from the Newman Site.

continued.....

K-9(C)

Page 3

Mayor and Members of General Committee: - continued

RECOMMENDATIONS:
(continued)

8 -That the Region be requested to provide to the City the estimated cost of the maintenance of the gas monitoring system, gas collection system, and treatment of the gas associated with the Newman Site, for inclusion in the 1978 Current Budget.

AmS
AEMc/dw/mh

William P. Taylor
William P. Taylor, P. Eng.,
Commissioner.

c.c. City Manager
E. H. Halliday,
R. G. B. Edmunds.

THIS INDENTURE made as of the day of
October , 1977 .

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT OF
ONTARIO AS REPRESENTED BY THE
MINISTER OF THE ENVIRONMENT
(herein referred to as the "Crown")

OF THE FIRST PART

- and -

THE CORPORATION OF

THE CITY OF MISSISSAUGA
(herein referred to as the "Municipality")

OF THE SECOND PART.

WHEREAS the Crown wishes to enter into an agreement
with the Municipality to provide for the protection
and conservation of the natural environment by the
carrying out of the work described in schedule "A";
and

WHEREAS the Municipality is prepared to carry out
or administer the performance of such work; and

WHEREAS the Council of the Municipality on the
day of October , 1977 , passed By-law No.
authorizing the Municipality to enter into this
agreement.

THE PARTIES AGREE PURSUANT TO CLAUSE (j) OF SECTION 3 OF THE ENVIRONMENTAL PROTECTION ACT, 1971:

1. Subject to the terms of this agreement, the Crown will pay the Municipality the amount specified in schedule "A".
2. The Crown shall only be liable to make payments to the Municipality with respect to amounts for which a written account has been received by the Crown prior to the date specified in schedule "A", or such later date as the Crown approves in writing. Accounts may be submitted periodically but not more frequently than monthly.
3. The Crown shall not be liable to pay more than the total of the amounts specified as maximum amounts payable in schedule "A".
4. The Crown shall not be liable to make any payments hereunder except with respect to work completed in a good and workmanlike manner and in accordance with schedule "A".
5. The Crown shall have the right to audit any books and records of the Municipality or any contractor or agent of the Municipality in connection with amounts claimed hereunder and may require such further information, records or material as the Crown deems requisite before making any payment to the Municipality.
6. The Municipality will make available to the Crown all information and records it receives in connection with the work done hereunder.

7. Any limits imposed by this contract on:
 - (a) the area this contract relates to;
 - (b) the time within which any matter may be done, and
 - (c) any amount of money which the Crown may provide for any purpose herein,may be extended by letter from the Director of the Pollution Control Branch of the Ministry of the Environment.
8. Where it appears that the Municipality is unlikely to expend all of the money which the Crown is liable to pay for the purposes set forth in schedule "A", the Director of the Pollution Control Branch of the Ministry of the Environment, at the request of the Municipality contained in a resolution or by-law, may reduce the amount of money which the Crown is liable to pay.
9. Where the work described in schedule "A" is to be done using equipment hired or purchased for the purpose of this contract or using agents or contractors, other than employees of the Municipality, the Municipality shall obtain the approval of the Director of the Pollution Control Branch of the Ministry of the Environment as to the method of obtaining such equipment and engaging such contractors or agents to ensure that fair prices are paid for any equipment or services obtained.
10. The Municipality will submit reports to the Crown containing such information as the Crown may reasonably require with respect to the work completed hereunder from time to time and the work remaining to be done, if any.

11. Any certificates, approvals, licences or consents that may be required in respect of the work carried out hereunder by the Municipality will be obtained by the Municipality at its own expense prior to commencement of the work.
12. The Crown shall have the right to inspect the work described in schedule "A" and carried out hereunder to ensure that the work is being carried out in a good and workmanlike manner.
13. The Municipality, its agents contractors and subcontractors and all workmen and persons employed by them or under their control shall use due care that no person or property is injured and that no rights are infringed in the execution of the work. The Municipality shall be solely responsible for all damages by whomsoever claimable in respect of any injury, including death, to persons or property of whatever description occasioned in the carrying on of the work or any part thereof, or by any negligence, misfeasance or non-feasance on the work part of the Municipality, or on the part of any of its, agents, contractors and subcontractors and any workmen or persons employed by them or under their control. The Municipality shall indemnify and save harmless the Crown from and against all claims, demands, loss, costs, damages, actions, suits or other proceedings by whomsoever made, brought or prosecuted in any manner based upon, occasioned by or attributable to any such damage, injury or infringement.
14. Where the Director of the Pollution Control Branch of the Ministry of the Environment has any power or duty under any provision of this contract such person as the Director or the Minister of the Environment designates in writing may act in the

Director's place with respect to such matters as are set forth in the designation and subject to any terms or conditions contained in the designation.

15. This agreement is subject to such additional terms and conditions as may be set forth in the schedule.

IN WITNESS WHEREOF the parties hereto have duly executed this agreement.

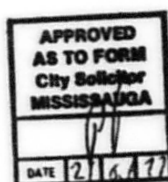
HER MAJESTY THE QUEEN IN RIGHT
OF ONTARIO AS REPRESENTED BY THE
MINISTER OF THE ENVIRONMENT

Minister

THE CORPORATION OF THE CITY
OF MISSISSAUGA

Per: _____
Mayor

Clerk



SCHEDULE "A"

to an agreement made as of the day of October, 1977,
between HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS
REPRESENTED BY THE MINISTER OF THE ENVIRONMENT AND THE
CORPORATION OF

THE CITY OF MISSISSAUGA

COMPLETION DATE: December 31, 1977
LAST DATE FOR SUBMITTING ACCOUNTS
TO THE CROWN FOR PAYMENT:

REQUIREMENT CATEGORY

A-1 SITE CLOSURE B - NEW SITE
DEVELOPMENT
A-2 SITE UPGRADING C - DEBRIS CLEANUP
O- OTHER (SPECIFY)

WORK PROJECT

NAME	REQ. CAT.	DESCRIPTION OF WORK, ESTIMATED TOTAL COST PAYABLE AND PERCENTAGE	MAXIMUM AMOUNT PAYABLE
Newman Pit	A-1	Installation of gas venting wells \$4,000.00, 100%	\$ 4,000.00



City of Mississauga

MEMORANDUM

FILE REF : 11 141 00010
11 161 00011

K-10

To	The Mayor and Members of Council of the City of Mississauga	From	William P. Taylor, P.Eng., Commissioner
Dept.		Dept.	Engineering, Works and Building
RECEIVED		16020	
DATE OCT 21 1977		FILE NO. 86-77	
CLERK'S DEPARTMENT		October 21, 1977	

LADIES & GENTLEMEN :

SUBJECT : By-Law Amendment for Schedule XIV Maximum Rate of Speed

SOURCE : Engineering, Works and Building Department

COMMENTS : The attached draft By-Law amendment to By-Law No. 234-75 as amended, is to update the Traffic By-Law in altering the speed zone listings from miles per hour to kilometers per hour as required by the Ministry of Transportation and Communications.

RECOMMENDATION : That the attached draft by-law amending By-Law No. 234-75, as amended, dealing with the change in the rate of speed on City of Mississauga roadways from m.p.h. to km/h be approved.

William P. Taylor, P.Eng.,
Commissioner,
Engineering, Works and Building Department

Att.

cc : E. Halliday
R.G.B. Edmunds
Commissioner, Parks and Rec.

DTJ:jb

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

UB-6

To GENERAL COMMITTEE

Dept. _____

RECEIVED	
REGISTRY NO.	10178
DATE	OCT 20 1977
FILE NO.	146-77 181-77
CLERK'S DEPARTMENT	

Tyrrell Clark

Legal

ADM 76-133

October 20th, 1977

SUBJECT: Samual Sarick Limited, Proposed Condominium Control of Pets.

ORIGIN: Condominium Development Committee Report No. 12-77

COMMENTS: The Ontario Court of Appeal has made it clear that the only certain way for condominium documents to control the right of unit owners to have pets is in the declaration. It is equally clear that the use of by-laws to control pets is ineffective and beyond the powers given in the Condominium Act.

Our present condominium forms deal with the control of pets in the by-laws. New clauses in the following form should be inserted in the declaration:

(a) with respect to Common Elements:

No animal, livestock or fowl other than a pet shall be allowed upon the common elements, including those parts thereof of which any owner has the exclusive use.

(b) with respect to Units

No animal, livestock or fowl, other than a pet shall be kept or allowed in any unit. No pet that is deemed by the Board or Manager, in its absolute discretion, to be a nuisance shall be kept by any owner in any unit or in any other part of the property. Such owner shall, within two (2) weeks of receipt of a written notice from the Board or the Manager requesting the removal of such pet, permanently remove such pet from the property.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

..... 2

UB-6(A)

The final matter that has been raised concerns whether the control of the number of pets to be allowed in each unit should be dealt with by the declaration or by By-law No. 641-76, being the Animal Control By-law. This does not seem to be a legal question but rather a question of policy as either means would be effective.

RECOMMENDATION:

THAT the control of pets be dealt with in the declaration rather than in the by-laws of the condominium and that the wording of the required amendment to the declaration document presently in use by the City of Mississauga be set out as follows:

(a) with respect to COMMON ELEMENTS

No animal, livestock or fowl other than a pet shall be allowed upon the common elements, including those parts thereof of which any owner has the exclusive use.

(b) with respect to UNITS

No animal, livestock or fowl, other than a pet shall be kept or allowed in any unit. No pet that is deemed by the Board or Manager, in its absolute discretion, to be a nuisance shall be kept by any owner in any unit or in any other part of the property. Such owner shall, within two (2) weeks of receipt of a written notice from the Board or the Manager requesting the removal of such pet, permanently remove such pet from the property.

Tyrrell Clark

Tyrrell Clark.

/cf

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER THIRTY EIGHT

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING: October 19, 1977, 9:30 a.m.
PLACE OF MEETING: Council Chambers
MEMBERS PRESENT: Councillor Leavers, Chairman;
Councillors Spence, Bean, Taylor,
McKechnie and Butt. Mayor Searle
arrived at 10:00 a.m.; Councillor
Hooper at 9:50 a.m.; Councillor
McCallion at 10:00 a.m. and Coun-
cillor Kennedy at 10:45 a.m.
(Councillor Kennedy's lateness at
the morning session and absence during
the afternoon session was due to
attendance at other Municipal Business)
MEMBERS ABSENT: Nil.
STAFF PRESENT: E. Halliday, B. Clark, R. Edmunds,
W. Taylor, A. McDonald, L. Love,
D. Ogilvie, T. Julian and J. LeFeuvre.

DELEGATIONS

- A. Mr. L. Fine, representing Samuel Sarick Limited. (9:30 a.m.)
File: CDM 76-133
SEE ITEM #1
B. Mr. S. Rumm, Consolidated Building Corporation. (11:00 a.m.)
File: 140-77
120-77
SEE ITEM #30
C. Mr. J. Bousfield, representing Cadillac Fairview
Corporation.
File: 140-77
120-77
SEE ITEM #31

October 19, 1977

MATTERS CONSIDERED:

1. The Condominium Development Committee, on October 11, 1977, made the following recommendation:

"That the documents submitted by Mr. Leonard Fine, solicitor on behalf of Samuel Sarick Limited, with respect to the proposed Declaration, Condominium By-law No. 1, Management Agreement and Insurance Trust Agreement, for the proposed Condominium located on Montevideo Road in Ward 4, be approved, subject to the following amendments:

- (a) That Article 3, Section 3, and Article 4, Section 1(c) with respect to pets, of the submitted Declaration, be deleted, and
- (b) That the aforementioned provision be incorporated into the proposed Condominium By-law No. 1."

Mr. Fine requested that the provision be included in the Declaration and not the By-law.

The General Committee considered a letter dated October 13, 1977, from Mr. Fine in which he pointed out that the Court of Appeal has held, in a recent decision, that restrictions as provided in the Standard City of Mississauga Forms regarding pets is unenforceable and because of this ruling, he requested that the restriction be contained in the Declaration which in his view is binding and enforceable.

Mr. Fine appeared before the Committee and reiterated his request as set out in the letter. Councillor Taylor stated that he was in agreement with Mr. Fine's request; however, it was his opinion that the wording of the clause should be such as to conform with the regulations contained in the City's Animal Control By-law. He recommended that the wording be referred to the City Solicitor to be brought forward to the Council meeting on October 24, 1977. The Committee agreed to this. Because of this, no recommendation appears on report No. 38-77.

File: CDM 76-133

October 19, 1977

2. Report dated October 6, 1977, from the City Solicitor regarding "Magic Meadows" Property, Sanitary Landfill Purposes. This report was prepared as a result of the following resolution passed by the Region of Peel:

"That the letter received from the City of Mississauga submitting their resolution #86 with respect to the expropriation of lands referred to as the "Magic Meadows" property for sanitary landfill purposes, be received;

And Further, that the City be requested to delete Item (ix) of their resolution 86 which reads as follows:

'That the Regional Corporation convey the "Magic Meadows Land" to the City after the site has been properly finished.'

A copy of Resolution 86 was also attached. Mr. Clark recommended that if Council agrees to withdraw paragraph (ix) from the resolution, then it should be replaced with the following paragraph:

"(ix) That as soon as the site is no longer used for sanitary landfill purposes, and has been finished, that the Region offer to the City of Mississauga a long-term lease of the property at a nominal annual rental so that the Recreation and Parks Department of the City of Mississauga will be able to incorporate the site into the City parks programme to the best advantage to the citizens of Mississauga."

Councillor Butt recommended approval of the new clause. This motion carried.

File: 113-77

See Recommendation #1332 (T. Butt)

3. Report dated October 7, 1977, from the City Solicitor regarding the proposed incorporation of Mississauga Santa Claus Parade. This report was requested as a result of a letter dated September 28, 1977, from Allan and Harris, solicitors acting on behalf of Mississauga City Board of Trade. They requested consent of the City of Mississauga approving the use of the name Mississauga City Santa Claus Parade. Mr. Clark advised that the best solution was to take the word "City" out of the name of the company which would relieve

Continued.....

ITEM 3 CONTINUED:

-4-

October 19, 1977

the City from the responsibility of giving a consent and would delete any indication that the City somehow was sponsoring this matter. He further advised that Mr. K. Harris, solicitor for the Board of Trade, stated that they will remove the name "City".

File: 7-77

Received

See Recommendation #1333 (T. Butt)

4. Report dated October 14, 1977, from the City Solicitor regarding an agreement to lease the stopped up portion of an allowance for road in the City being Bexhill Road, to Hydro Mississauga. The preparation of this agreement was authorized by Council when it passed Resolution 22-77, which reads as follows: "That appropriate arrangements be made by the City Property Section and Legal Department to make the unused road allowance north of the Lakeshore Road off Bexhill Road available for Hydro Mississauga sub-station purposes...". A copy of the lease agreement was attached. Mr. Clark recommended that the by-law to execute the lease be enacted.

File: 42-77
50-77

Approved

See Recommendation #1334 (M. H. Spence)

5. Report dated September 27, 1977, from the City Solicitor with reference to clearing title of King's Cemetery, n/e corners of Derry Road and Dixie Road. This report was prepared as a result of a request from a law firm representing 293542 Ontario Limited, owner of neighbouring lands. Mr. Clark recommended that the City Quit Claim to 293542 Ontario Limited, its possible interest in part 5, Plan 43R-2908 and accept the Quit Claim from 293542 Ontario Limited to the City of their possible interest in parts 4 and 7, Plan 43R-2908.

File: 133-77

Approved

See Recommendation #1335 (F. McKechnie)

October 19, 1977

6. Report dated October 13, 1977, from the Clerk's Department with reference to the "Status of Outstanding Reports" as at September 30, 1977. Councillor Butt suggested that since some of the outstanding reports go back to the previous Council, that Council take a very good look at this report and decide whether or not they are still required. The City Manager stated he would be pleased to review the outstanding reports with the Department Heads and report back to the Committee. Councillor Butt recommended that the City Manager proceed in that manner. This motion carried.

File: 172-77 See Recommendation #1336 (T. Butt)

7. Report dated October 5, 1977, from the City Clerk regarding Nominations to Citizens Task Force on Ward Boundaries and Council Representation. The Committee was advised that the following resolution was passed on May 25, 1977:

"That a Task Force of Citizens be established representative of the nine wards in Mississauga to make recommendations to Council regarding the representation on City Council and Regional Council and Ward Boundaries."

Members of Council were requested to submit nominees for their respective wards. Mr. Julian recommended that the following persons be appointed to this Task Force: Mr. Elmer Mills, Mr. Don Clarkson, Mr. Chad Murray, Mr. Anthony Kingston, Mr. Robert Mason, Mr. Roland J. Willis, Mr. Vic Mattiussi, Mr. J. C. Saddington, and Mr. D. Hill. A brief discussion took place regarding this matter. The Clerk advised the Committee that once the appointments have been ratified by Council, his Department will arrange a meeting of the Task Force; however, the Task Force would act independently of the City operations.

File: 187-76

Approved

See Recommendation #1337 (T. Butt)

October 19, 1977

8. Report dated October 5, 1977, from the Property Agent regarding Church Street Widening and Tanton Property, 113-115 Church Street, Streetsville. Mr. Wilkinson recommended that the Offer to Sell dated September 5, 1977, from Malcolm Stanley Tanton and Joan Elaine Tanton covering part 13, Plan 43R-3261, be accepted and executed by the City.

File: P. 11-75

Approved

See Recommendation #1338 (T. Butt)

9. Report dated September 30, 1977, from the Property Agent regarding Winston Churchill Boulevard Widening and Woolfe Property, 3391 Winston Churchill Boulevard. Mr. Wilkinson recommended that the agreement of purchase and sale dated September 28, 1977, between C. G. Woolfe and the City in connection with a 2,301 sq.ft. parcel of land indicated as part 1, Plan 43R-2173, be accepted and executed by the City.

File: PN 76-086

Approved

See Recommendation #1339 (L. Taylor)

10. Report dated October 12, 1977, from the Assistant Property Agent with reference to City Owned Property 15A Dundas Street West. Mr. Johnston advised that the apartment has been vacated and is in a poor state of repair requiring repainting, some plastering, new electrical fixtures and floor covering at an approximate cost of \$7,500.00. Mr. Johnston recommended:

- (a) That the renovations be made to 15A Dundas Street and that \$7,500.00 be allocated to the budget for this purpose.
- (b) That the property be leased to a commercial tenant on a fixed term of three years.
- (c) That the City negotiate with the Bank of Montreal regarding the construction of a parking lot at the rear of the building.

File: 111-77

Approved

See Recommendation #1340 (T. Butt)

October 19, 1977

11. Report dated September 30, 1977, from the Property Agent regarding City Property, 15 Dundas Street West, which property is leased to LePage & Sons. The current lease expires December 31, 1977 and the firm has asked that the City consider renewal of the lease for at least another two years. The firm has also indicated they would agree to an 8% increase in the rent from \$325.00 to \$350.00 per month. Mr. Wilkinson recommended that he be authorized to arrange for an extension of the lease to LePage and Sons of the front part of the street floor of the building known as 15 Dundas Street West, for a period of two years, subject to the right of the City to give 90 days notice if road widening or development requires the demolition of the building. The extension of the lease will run for a period of two years from January 1, 1978 to December 31, 1979, with an increase in rent from \$325.00 per month to \$350.00 per month payable in advance.

File: 111-77

Approved

See Recommendation #1341 (T. Butt)

12. Report dated October 13, 1977, from the Assistant Property Agent regarding Silverado Drive Parkett, pt. of Block E, Plan 922. Councillor Taylor had requested that the City investigate the land back to Hilite Holdings. The Recreation and Parks Department has no objection to the sale of the parcel as there is a surplus of neighbourhood and district parkland in this planning district and the site itself is not suited for functional park uses due to size and location; however, they recommended the sale be at fair market value. Mr. Johnston pointed out that since the land was acquired as a condition of redevelopment pursuant to Section 35(b)(1) of The Planning Act, that any sale of the parcel within a period of five years from the date of conveyance to the City must be subject to the approval of the Minister of Housing. He recommended:

- (a) That the Minister of Housing be requested to approve the sale of land legally described as part of Block B, R.P. 922 and being parts 4 and 5 on Deposited Plan 43R-4537 pursuant to Section 35(b)(5) of The Planning Act, R.S.O. 1970.
- (b) That upon receiving the Minister's approval to the sale of part of Block B, Plan 922, the City Property Agent be authorized to negotiate the sale of the parcel at fair market value to the adjacent owner, Hilite Holdings Limited.

File: OZ-1-74
111-77

Approved

See Recommendation #1342 (L. Taylor)

October 19, 1977

13. Report dated October 13, 1977, from the Assistant Property Agent regarding New Peel Developments Limited. Mr. Johnston recommended that the sum of \$74,200.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 55/77-M, New Peel Developments Limited, part of Lots 29 and 30, Conc. 2, S.D.S., located on the north limit of Lakeshore Road, zoned RM5, Special Section.

File: 66-77

Approved

See Recommendation #1343 (F. McKechnie)

14. Report dated October 12, 1977, from the Assistant Property Agent in which he recommended that the sum of \$3,600.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 186/77-M, West Mall Developments Limited, zoned M2, Industrial.

File: 66-77

Approved

See Recommendation #1344 (F. McKechnie)

15. Council, on September 14, 1977, approved a recommendation directing the City Solicitor to prepare a report setting out whether or not a salary can be paid to the Mayor of a municipality under The Public Utilities Act. On October 5, 1977, the General Committee considered a report from the City Solicitor in which he advised that there is nothing in the Public Utilities Act which prohibits a salary being paid to a mayor of a municipality. Council received this information on October 11, 1977. At the Council meeting of October 11, 1977, Councillor McCallion introduced the following motion, seconded by Councillor Bean:

"Whereas a mayor is not entitled to a salary for being a member of a Library Board under the Act, Whereas elected appointments to Police Commissions are not entitled to a salary under the Act, Therefore be it resolved that the Province be requested to amend the Public Utilities Act to exclude the payment of a salary to a mayor as a member of a Hydro Commission or Public Utilities Commission."

Continued.....

October 19, 1977

The motion was referred to this meeting for further consideration. Councillor McKechnie recommended that no action be taken on the matter. This was not voted on. Councillor Bean suggested that it be dealt with at the end of the meeting. Later in the meeting, Councillor Bean advised that he had discussed the resolution with Mayor Searle who indicated that he had no objection to it. Councillor Bean recommended that the resolution be passed by Council. This motion carried.

File: 50-77

See Recommendation #1345 (F. Bean)

16. Report dated October 3, 1977, from the Manager of Employee and Labour Relations regarding the Collective Agreement between Mississauga Library Board and C.U.P.E., Local 1989. This report was requested by Council on July 11, 1977, when the following resolution was passed:

"That Staff prepare a report for Council on the Collective Agreement being entered between The Mississauga Library Board and the Canadian Union of Public Employees and its Local 1989."

Mr. Keith recommended that consideration be given to the Library Board representative discussing 1978 negotiations and their present contract with the City Personnel Department prior to commencing serious discussions for a renewed contract. Councillor McCallion explained to the Committee that it was her aim to bring a much closer relationship between the Library Board and the City as far as union negotiations are concerned.

File: 40-77
8-77

Approved

See Recommendation #1346 (F. Bean)

17. Report dated October 5, 1977, from the City Treasurer with reference to Tax Certificate Fees. Mr. Munden advised that on September 22, 1975, Council enacted a by-law and established a fee of \$3.00 per certificate. He advised that administrative costs have increased since 1975 and mechanical production will be more expensive than present manual system. Mr. Munden recommended that

Continued.....

ITEM 17 CONTINUED:

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October 19, 1977

Council enact a by-law to establish a fee of \$5.00 for a statement of tax arrears and repeal By-law 447-75, and further, that the new by-law come into effect on January 1, 1978.

File: 20-77

Approved

See Recommendation #1347 (T. Butt)

18. Report dated October 3, 1977, from the Commissioner of Finance regarding Tile Drainage Debenture Funds. This report was prepared as a result of the following resolution passed by the Region of Peel on September 15, 1977:

"That the report of the Treasurer and Commissioner of Finance dated September 6, 1977, regarding the allocation of Tile Drainage Debenture Funds, be referred to the Area Municipalities for comment."

Mr. Ogilvie pointed out that while it is not anticipated that Mississauga would have any requirements in the near future, it is felt that the Regional Treasurer's suggestion (establishing a procedure whereby an overall tile drainage debenture quota would be set for the Region as a whole so that any excess demand in one area municipality could be offset against unneeded quota for another area municipality) has considerable merit and could be of practical benefit to both Brampton and Caledon without detriment to the City of Mississauga. He recommended that Council endorse the Region of Peel's proposal to establish a Region-wide quota for tile drainage debentures and that the Regional Council be informed of the City's concurrence.

File: 14-77
35-77

Approved

See Recommendation #1348 (T. Butt)

19. Report dated October 11, 1977, from the Commissioner of Finance regarding the availability of funding, Mississauga Meadows Acquisition of Parkland, Wilcox Road. This report was discussed "In Camera". No recommendation was made.

File: 10-77
120-77
110-77

October 19, 1977

20. Memorandum dated October 12, 1977, from the Transit Manager to the Acting Mayor, Mr. Frank McKechnie, regarding the transit service on Joymar Drive. Mr. Dowling advised that the mini buses on this route are unable to carry the passengers using the service. Approximately 50 passengers are being carried on a 17 passenger bus. He suggested that 30' vehicles be used on this route. Also attached was a memo from the Acting Mayor to Mr. Dowling instructing him to use the medium sized buses and advising him that the matter will be placed before Council for further disposition.

The Transit Manager was present when this item was discussed and he advised the Committee that the medium sized buses are used only during the morning rush period, approximately two and a half hours. Councillor McCallion suggested that the buses be rerouted from Joymar to the major routes such as Britannia, Thomas Street, Erin Mills Parkway and Queen Street. Mr. Dowling outlined the problems which could be encountered by such rerouting. Councillor Taylor recommended that the action taken by the Transit Manager be endorsed. Councillor McCallion made the following amendment to the motion: (a) That a survey be carried out on the users of the buses in the Vista-Joymar area; (b) That Mr. Dowling prepare a report regarding the rerouting of the transit vehicles to arterial roads. Councillor Taylor agreed to incorporate the amendment into his motion. The motion was voted on and carried.

File: 112-77 See Recommendation #1349 (L. Taylor)

NOTE: A motion for recess was made during discussion of the above item at 10:00 a.m. in order to hold a special Council meeting. The General Committee meeting reconvened at 10:30 a.m.

21. Letters dated September 23, 1977, and September 6, 1977, from the Toronto Area Transit Operating Authority, and letter dated September 30, 1977, from the Toronto Transit Commission, regarding the northbound bus bay, Airport Road at Derry Road and the Malton Met Market. Council, on August 15, 1977, passed the following resolution:

"Be it resolved that the Toronto Transit Commission and T.A.T.O.A. be asked to move their bus stop outside the Malton Meat Market to a location

Continued.....

October 19, 1977

approximately 500 feet north or if they prefer, to a location approximately 500 feet south on the east side of Airport Road."

The Toronto Area Transit Operating Authority advised that after a number of discussions and investigations, it is their desire to remain at the location. The Toronto Transit Commission advised that the reported problems with intending passengers at the meat market entrance do not appear to involve riders of TTC bus Route 58-Malton; however, they do not favour relocating the northbound bus stop for that route. Councillor McKechnie recommended that the Toronto Area Transit Operating Authority be requested to remove the bus stop from the location or to erect a bus shelter on lands adjacent which are owned by the Region of Peel. This motion carried.

File: 112-77 See Recommendation #1350 (F. McKechnie)

22. Letter dated September 28, 1977, from the Board of Commissioners of Police, Peel Region, regarding accommodation for Division #12 (Streetsville Sub-Office). Mr. Corney advised that the Streetsville Divisional Building will be vacated immediately after completion of the new Dixie Divisional Building in the late spring of 1978, and further, that the possibility of using part of the Streetsville Fire Hall for an area office was investigated and found not suitable.

File: 13-77

Received

See Recommendation #1351 (L. Taylor)

23. Letter from the General Manager of Sheridan Mall requesting Council's permission for a helicopter to land at Sheridan Mall, Erin Mills Parkway on November 19, 1977, for the purpose of bringing Santa Claus to the Mall. Mr. Lowrey advised that an area of approximately 100 sq.ft. will be enclosed with snow fencing and four security people will be on duty. He was also requesting permission from the Peel Regional Police Department.

Continued.....

October 19, 1977

A brief discussion took place regarding this item. Councillor McCallion stated that she could see no reason why the City should give its permission. Councillor Butt recommended that the City not object to the helicopter landing at Sheridan Mall, and that the City obtain clarification from the Department of Transport as to its requirements for a landing permit. This motion carried.

File: 7-77 See Recommendation #1352 (T. Butt)

24. Letter dated September 15, 1977, from the Township of Charlottenburgh requesting the City of Mississauga to endorse a resolution passed by that Township on September 6, 1977. The resolution resolved that the issue of capital punishment be placed on the next ballot as a national referendum. Councillor Taylor recommended that it be received. This motion carried.

File: 67-77

Received

See Recommendation #1353 (L. Taylor)

25. Report dated October 4, 1977, from the Commissioner of Engineering, Works and Building regarding George and Raymond Beech proposed plan of subdivision T-24773 located on the north side of Paisley Boulevard immediately east of the Cooksville Creek. Mr. Taylor recommended that upon approval by the Legal Department of the engineering agreement and the transfers of land and easements, and upon fulfillment of the outstanding items listed in the memo dated October 4, 1977, to the clerk (copy attached) the Mayor and the Clerk be authorized to execute the engineering agreement and the transfers of land and easements.

File: T-24773

Approved

See Recommendation #1354 (T. Butt)

October 19, 1977

26. Report dated October 12, 1977, from the Commissioner of Engineering, Works and Building regarding Queensgate Subdivision T-74154, located north of the Queensway West and west of Stavebank Road. Mr. Taylor recommended that upon approval by the Legal Department of the engineering agreement and the transfers of lands and easements, and upon fulfillment of the outstanding items listed in the memo dated October 12, 1977 (copy attached) the Mayor and the Clerk be authorized to execute the engineering agreements and the transfers of land and easements.

File: T-74154

Approved

See Recommendation #1355 (T. Butt)

27. Report dated September 30, 1977, from the Commissioner of Engineering, Works and Building with reference to a request by the City of Mississauga Transit Department for westbound advance green at the Burnhamthorpe Road and Wolfedale Road intersection. Mr. Taylor advised that studies have indicated that a warrant exists for an advance green during both rush hour periods, Monday to Friday. He recommended that an advance green feature be installed for westbound traffic during both morning and evening rush hour periods, Monday to Friday, in the traffic control signals at the intersection of Burnhamthorpe Road and Wolfedale Road. Councillor McCallion suggested that the Engineering Department check all intersections to determine whether or not advance green signals are required. The Commissioner of Engineering, Works and Building advised that in 1978, his Department will observe all intersections in the City.

File: 86-77

Approved

See Recommendation #1356 (H. McCallion)

28. Report dated October 5, 1977, from the Commissioner of Engineering, Works and Building regarding a fire access route by-law for 530 Lolita Gardens, 1180 Mississauga Valley Boulevard, 3170 Kirwin Avenue, 2288 The Collegeway, 2616-2626 Woodchester Drive and 2440 Hurontario Street. Mr. Taylor recommended that the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying the by-law revision, be executed by the Mayor and the Clerk.

File: 86-77

Approved

See Recommendation #1357 (L. Taylor)

October 19, 1977

29. Report dated October 11, 1977, from the Commissioner of Engineering, Works and Building regarding Municipal Incentive Grant. Mr. Taylor advised that a cheque in the amount of \$31,000.00 representing 31 dwelling units, was received from C.M.H.C. for a total grant of \$231,000.00 to date through this programme. Mr. Taylor recommended that C.M.H.C. be advised that the cheque in the amount of \$31,000.00 representing a Municipal Incentive grant, was received and that this amount be placed in the account set up by the Treasury Department for this purpose.

File: 4-77

Approved

See Recommendation #1358 (L. Taylor)

DEPUTATIONS - 11:00 A.M.

30. Mr. D. Strachan of Consolidated Building Corporation, appeared before Council on August 15, 1977, when he advised that he would be distributing copies of a financial impact study which was prepared by Price Waterhouse on the Lisgar District. This area is located west of Winston Churchill Boulevard, north of Britannia Road, north and south of Derry Road. He requested Council to authorize the staff to prepare comments on this study. Council passed the following resolution:

"That Staff receive the financial reports on Lisgar Developments and be prepared to report to Council by September 21, 1977."

Attached to the agenda was a report dated September 14, 1977, from the Commissioner of Finance regarding this matter. Mr. Ogilvie concluded that in the context of City-wide development activity, the Lisgar development would, in common with all other new development, impose some net burden on the mill rate; however, given the special commitments Consolidated Building Corporation is prepared to make, the impact would be marginally lower than the average expected in Phase 1 of the Draft Official Plan. A copy of the Price Waterhouse Associates' Evaluation was forwarded to members of Council with the General Committee agenda for September 21, 1977.

Mr. Somer Rumm, Vice President of Consolidated Building Corporation, appeared before the Committee regarding this item. He introduced to the members of the Committee, Mr. Terry Stevens of Price Waterhouse, as well as other members of the group who prepared the Evaluation. Mr. Stevens then explained the methodology of the Evaluation in detail.

Continued.....

Mr. Stevens stated that the overall conclusion reached by his firm was that putting this development on stream did not significantly affect the financial position of the City or the Region. Mr. Rumm addressed the Committee and advised that C.B.C. has already entered into an agreement with the Province of Ontario to provide, in Lisgar, a full 40% of the housing to the income group of \$12,700.00 to \$22,700.00 per annum. He pointed out that within the next thirty days, his company would come forward with more detailed plans and at that time, he would be requesting the processing of the secondary plan.

Councillor Taylor recommended that the information presented by C.B.C. be received. Councillor Spence suggested an amendment to the motion as follows: That Mr. Rumm present to the Planning, Engineering and Financial Staff, his more detailed plans for the Lisgar District and that they analyse the plans and report back. The Commissioner of Planning suggested that receiving the presentation was the appropriate action and that further consideration should be given to it during the discussions on the Draft Official Plan which commence on October 24. Councillor Spence withdrew her original amendment to Councillor Taylor's motion and proposed the following amendment: That further discussion of the Lisgar proposal take place during the Official Plan discussions next week. Councillor Taylor's motion as amended by Councillor Spence, was voted on and carried.

File: 140-77
120-77

See Recommendation #1330 (L. Taylor)

31. Letter dated October 3, 1977, from Mr. John Bousfield, regarding Neighbourhoods 309, 310 and 311, Meadowvale West Community. Mr. Bousfield requested, on behalf of Cadillac Fairview Corporation, that the application with respect to these three neighbourhoods be dealt with as a separate issue from the Official Plan, as soon as is reasonably possible. Mr. Bousfield appeared before the Committee and advised that Cadillac Fairview Corporation made application to the City regarding these neighbourhoods which are located west of Winston Churchill Boulevard, in April of 1974. He showed to the Committee, a tentative schedule of housing production in the West Credit from 1970 to 1982. He expressed concern that if processing of the three neighbourhoods did not commence in the very near future that a gap in housing production would result and in fact, housing production in the West Credit Area would cease. He requested that the processing of the application of April 1974 for Secondary Plan approval on

Continued.....

ITEM 31 CONTINUED:

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October 19, 1977

Neighbourhoods 309, 310 and 311 in the Meadowvale West Community be completed and brought forward for consideration by Council not later than November 30, 1977, in order that processing of subdivision plans to registration may commence directly thereafter.

Councillor Bean made the following motion:

That Council instruct staff to proceed with the processing of Secondary Plans on Neighbourhoods 309, 310 and 311 in the Meadowvale West Community, and bring these forward for consideration by Council not later than December 31, 1977.

The Commissioner of Planning expressed concern with respect to the deadline and requested that it be amended to "as quickly as possible".

Councillor Taylor suggested that the due date of December 31, 1977, be amended to February 28, 1978. The Chairman ruled that this amendment was out of order. Councillor Taylor then requested that the vote on the motion be divided so that a vote could be taken on the processing and on the due date. The Committee agreed to the division. Both parts of the motion were then voted on and carried.

File: 140-77
120-77

See Recommendation #1331 (F. Bean)

A motion for recess was made at 12:45 p.m. The meeting reconvened at 1:50 p.m. with the following members present: Councillors Leavers, Spence, Bean, Taylor, Butt and McCallion. Members absent: Mayor Searle; Councillors Kennedy, McKechnie and Hooper.

32. Report dated October 6, 1977, from the Commissioner of Engineering, Works and Building regarding the Ontario Home Renewal Programme. Mr. Taylor recommended adoption of the four recommendations set out in his report.

File: 161-77

Approved

See Recommendation #1359 (T. Butt)

October 19, 1977

sites be retained, and that this task be undertaken by the Planning Department in conjunction with the City Curator and with the advice from the Local Architectural Conservation Advisory Committee, and further that policy (2.1.1.7) stating that prior to any residential development in the area the City undertake a comprehensive study to determine the nature and character of residential development, be deleted."

The motion, as amended, was voted on and carried.

The Committee was advised that Item 11, Residential Parking Study, was considered by Council on October 11, 1977.

The remainder of the report was approved as presented.

File: 105-77 See Recommendations #1370 to #1377 Incl.
(H. McCallion)

37. Report dated October 13, 1977, from the Recreation and Parks Department regarding a float in the Mississauga Santa Claus Parade. Mr. Love recommended that the Recreation and Parks Department place an entry in the Mississauga Santa Claus Parade and the costs of \$200.00 to \$300.00 be absorbed within the current budget of that Department.

File: 7-77

Approved

See Recommendation #1362 (T. Butt)

38. Report dated October 4, 1977, from the City Manager regarding the swimming pool agreement between the Board of Education and the City for 1977-1978. Mr. Halliday advised that the Board's charge for providing services such as heat, hydro and electric power, chemicals and water, has been increased from \$5.04 per hour last year to \$6.10 per hour. The increase for the term of the agreement is \$10,833.20. Mr. Halliday recommended that the agreement be executed.

File: 17-77
3-77

Approved

See Recommendation #1363 (T. Butt)

October 19, 1977

39. At the Council meeting on October 11, 1977, Councillor Leavers presented a proposal by which the City would recognize the 40th Anniversary of the founding of the Credit Valley Lions Club. On verbal motion by Councillor Leavers and seconded by Councillor McCallion, this proposal was referred to the Recreation and Parks Committee for a recommendation to be presented at this meeting. The Committee was advised that on October 17, 1977, the Recreation and Parks Committee made the following recommendation:

- "a) That the Credit Valley Lions Club be congratulated in their 40th Anniversary and that in recognition of their 40 years invaluable voluntary service to the community, a plaque costing not more than \$200.00 with the names of the 40 Presidents inscribed thereon, be presented to the Credit Valley Lions Club.
- b) That the existing policy regarding the Recognition and Promotional Give-A-Way Programmes, be examined to ascertain whether the programme could be augmented to include provision for recognizing service clubs and voluntary organizations on their 25th and 50th Anniversaries."

Councillor McCallion recommended that this matter be referred to Council on October 24, 1977, in order to allow the members of the Committee some additional time to consider this policy matter. The Committee agreed to this.

File: 17-77

40. Memorandum dated October 18, 1977, from the City Manager, and report dated October 18, 1977, from the Finance Commissioner regarding Zero Base Budgeting. Mr. Ogilvie recommended:

- 1. That Council authorize a cost study into the implications of implementing ZBB in 1978 as the basis for the 1979 budgets.
- 2. That the usual requirement to obtain three competitive quotations be waived.

Continued....

ITEM 40 CONTINUED:

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October 19, 1977

3. That Peat Marwick and Partners be invited to undertake the study at a cost not exceeding \$5,000.00 and to report by November 30th.
4. That the study be based on the terms of reference attached to the report.

The City Manager in his memorandum stated that he was in agreement with the recommendation of the Finance Commissioner. Councillor Spence recommended that the report be adopted. This motion carried.

File: 33-77 See Recommendation #1364 (M. H. Spence)

The following matter, not listed on the agenda, were discussed:

41. Councillor Bean informed the Committee that the advertisement regarding the Ward Boundaries appearing in today's issue of the Mississauga News and Mississauga Times appear not to be precise. This could lead to some confusion by the residents. The Committee directed that the newspapers be requested to reprint the ad at their cost.

File: 187-76

The Committee moved In Camera at 2:40 p.m. to discuss the following four Items:

- (i) Acquisition of transit terminal site from Wharton Construction. See Recommendation #1365.
- (ii) Acquisition of parklands in the Mississauga Meadows Community, Wilcox Road. No recommendation.
- (iii) Flooding Problems at 2001 Bonnymede Drive. No recommendation.
- (iv) Parking Standards By-law. No recommendation.

The Committee moved Out of Camera at 3:10 p.m.

RECOMMENDATIONS: As Per Report No. 38-77

ADJOURNMENT: 3:15 p.m.